

A CULTURAL LANDSCAPE REPORT FOR HYDE HALL NATIONAL HISTORIC LANDMARK

A THESIS
PRESENTED TO THE FACULTY OF THE GRADUATE SCHOOL
OF CORNELL UNIVERSITY
IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE DEGREE OF
MASTER OF ARTS

BY
WILLIAM NEIL MARZELLA
AUGUST 2011

© 2011 WILLIAM NEIL MARZELLA

ABSTRACT

Situated roughly eight miles outside of the Village of Cooperstown, New York, Glimmerglass State Park hugs the northern shore of Otsego Lake. Its varied landscape encompasses nearly six hundred acres, offering amenities for camping, hiking, swimming, and general enjoyment of its picturesque situation. The park was opened to the public in the 1960s, its name borrowed from James Fenimore Cooper's evocative description of Otsego Lake, Glimmerglass, found in his *Leatherstocking Tales*.

Historically, the landscape was developed around Hyde Hall, the country seat of the Clarke Family, whose participation in eighteenth century colonial politics had secured them vast tracts of land, focused primarily in the Central New York region. The Hall itself, designated a National Historic Landmark in 1986, is an elaborate, stone mansion designed by prominent Albany architect Philip Hooker and built over four phases between 1817 and 1835. Upon completion, it formed the centerpiece of a collection of auxiliary structures, landscaped grounds, and, further afield, the extensive network of the Clarke Family's agricultural empire.

From 1817, the year of its acquisition by the Clarkes, to 1963, that of its appropriation by New York State, the estate, with its stone mansion and numerous accessory structures, remained relatively unchanged. It had, however, suffered from decades of mismanagement and neglect. Its buildings, both grand and humble, were empty and dilapidated, its integral landscape threatened with development and dissolution.

The State's intervention transformed this forgotten landscape into one of the area's most popular public parks, and notably one of the few points of public access to Otsego Lake. An important byproduct of this intervention was, after a long and tortuous preservation campaign, the restoration of the Hyde Hall mansion to its former glory. Presently, the house, several outbuildings, and the immediate landscape are protected within a fifteen-acre historic site, leased by the State to Hyde Hall, Inc., a non-profit organization vested with the maintenance and interpretation of this landmark.

But to focus on the preservation and interpretation of the mansion site, as a discrete entity, is to ignore the greater cultural and functional relationships of Hyde Hall as a nineteenth century gentleman's estate. George Clarke (1768-1835), who developed the estate, was a student of the English Picturesque tradition, and sought to implement many of its tenets in the design of his private country estate. Park development in the past fifty years, combined with a lack of understanding and interpretation of the

landscape, have severed these historic ties, with many features being damaged, relocated, or lost to history.

The purpose of this Cultural Landscape Report is threefold. First, it will document the historical development of the Hyde Hall estate, from its initial purchase by the family to the present day. Second, it will catalogue the existing conditions and physical features of the park, evaluating their condition, integrity, and significance as they relate to the historic landscape. Finally, using those findings, it will develop treatment recommendations for the maintenance and stewardship of the property, so that these disparate features may be understood as integral components of a designed landscape of great significance.

BIOGRAPHICAL SKETCH

William Neil Marzella was born and raised in southeastern Michigan, where he attended public schools in the towns of Milford and Highland. After graduating from Milford High School in 2005 as the valedictorian of his senior class, he began his undergraduate education at the University of Cincinnati's College of Design, Architecture, Art, and Planning. While enrolled at Cincinnati, Mr. Marzella participated in the university's cooperative internship program, working for architectural firms in Scarsdale, New York and Washington, District of Columbia. Mr. Marzella graduated magna cum laude with a Bachelor of Science in Architecture degree in 2009. After completing a summer internship at the Historic American Buildings Survey, a program operated by the National Park Service, he matriculated at Cornell University to pursue a master's degree in Historic Preservation Planning.

For my parents

ACKNOWLEDGEMENTS

First and foremost, this project would not be possible were it not for the generosity and graciousness of Gilbert Vincent, who freely offered his time, his home, and his considerable knowledge of Hyde Hall's history to the year-long process. I would also like to thank my professor and thesis advisor Michael Tomlan, who acted as a careful editor, demanding critic, and bottomless well of knowledge and inspiration.

Many hands contributed to the creation of this report, from many able people with infinitely more knowledge and experience than I had to offer: the board of Hyde Hall, Inc., who generously provided for a summer of research to develop the project; the staff of Hyde Hall, Inc., especially Diane Elliott, who took the time to introduce me to the vast resources of Hyde Hall; the staff of the New York State Office of Parks, Recreation, and Historic Preservation, especially Wendy Van Der Bogart, who gave up their time and resources to aid in my research; the librarians at Kroch Library, Division of Rare & Manuscript Collections, whose friendliness and patience never failed to brighten my archival research; and finally, the board of Historic Preservation Planning Alumni, Inc., who supported my research and travel through the Barclay Jones Research Grant.

Finally, I would like to thank my fellow classmates and friends, who afforded me a welcome escape from the duties of thesis writing and research.

TABLE OF CONTENTS

TITLE PAGE	i
COPYRIGHT PAGE	ii
ABSTRACT	
BIOGRAPHICAL SKETCH	iii
DEDICATION	iv
ACKNOWLEDGEMENTS	v
TABLE OF CONTENTS	vi-vii
INTRODUCTION	1-15
PURPOSE	
HISTORICAL OVERVIEW AND CONTEXT	
SCOPE OF WORK AND METHODOLOGY	
SUMMARY OF FINDINGS	
TERMINOLOGY	
Chapter 1 SITE HISTORY	16-95
INTRODUCTION	
HISTORY PRIOR TO 1817	
PERIOD 1: 1817-1835	
PERIOD 2: 1835-1887	
PERIOD 3: 1887-1963	
PERIOD 4: 1963-PRESENT	
Chapter 2 EXISTING CONDITIONS	96-165
EXISTING CONDITIONS DRAWINGS	

Chapter 3 ANALYSIS & EVALUATION	166-210
ANALYSIS OF SIGNIFICANCE	
STATEMENT OF SIGNIFICANCE	
EVALUATION OF LANDSCAPE INTEGRITY	
EVALUATION OF LANDSCAPE FEATURES	
Chapter 4 TREATMENT RECOMMENDATIONS	211-228
TREATMENT NARRATIVE	
TREATMENT RECOMMENDATIONS	
ANNOTATED DRAWINGS	
Chapter 5 CONCLUSION	229
BIBLIOGRAPHY	230-233
APPENDICES	
APPENDIX A: PLANTS PURCHASED BY GEORGE CLARKE, 1820-1833	234-236
APPENDIX B: NATIONAL REGISTER AND NATIONAL HISTORIC LANDMARK NOMINATIONS	237-264

INTRODUCTION

At the head of Hyde Bay, at the foot of Mount Wellington, known as the Sleeping Lion, stands Hyde Hall, a noble example of Georgian architecture...The traditions of this house are the traditions of the English landed gentry and it claims more than its fair share of the romance and folklore of the region.¹

Hyde Hall is a remarkable physical record of an English family's acclimation to the United States, as well as the history they created for themselves during five generations of inhabitation there. Owned by the Clarke family for nearly 150 years, the values and resources of its successive generations were made manifest in Hyde Hall, and while many of their actions have become mere traces, the interpretation of the mansion as an historic site focuses on the ebb and flow of the family's fortunes. In 1963, New York State took possession of the property through eminent domain, and transformed the site into a public park. Today operated as an historic site within the 593-acre Glimmerglass State Park, the mansion house and its immediate vicinity function as a semi-autonomous unit within the park.



Figure 1: Aerial location photograph (Google Earth)

1 Louis C. Jones, *Cooperstown* (Cooperstown: Otsego County Historical Society, 1949), 37.

LOCATION

Glimmerglass State Park and Hyde Hall State Historic Site are located in northern Otsego County, with significant frontage along Otsego Lake. The property is located in the Town of East Springfield, and maintains strong historical and cultural ties to the Village of Cooperstown, located at the southern tip of Otsego Lake. The twelve-acre historic site is a National Historic Landmark and is listed on the National Register of Historic Places.

PURPOSE

While decades of scholarship, support, and restoration efforts have been poured into the mansion house, little attention has been paid to its surrounding landscape, which is paramount to the understanding of this site as a gentleman's estate. The purpose of this Cultural Landscape Report, therefore, is to:

1. Provide detailed documentation about the history of this site, with special attention paid to each successive period of ownership;
2. Document the condition of the landscape as it exists today;
3. Develop an understanding of the changes that have affected the site, and how those changes affect the understanding of it as an historic landscape;
4. Evaluate the historic integrity and significance of the cultural landscape;
5. Develop a comprehensive plan for landscape preservation and park maintenance, with special consideration given to the integrity of historic features; and
6. Provide recommendations for an expanded interpretation of the current historic site to give greater emphasis to the surrounding landscape, as well as possible restoration measures for extant historic features.²

HISTORICAL OVERVIEW AND CONTEXT

HISTORICAL CONTEXT

While physically located in the Town of Springfield, New York, Hyde Hall's development is linked more closely to that of Cooperstown, the picturesque resort village it faces nearly nine miles south along Otsego Lake.

² Adapted from: Charles A. Birnbaum et al., *Cultural Landscape Report for Vanderbilt Mansion National Historic Site, Volume I* (Boston: National Park Service, Department of the Interior, 1992), 1.

Cooperstown first garnered national attention during the American Revolution. In 1779, General George Clinton and his troops made camp at the head of the lake (somewhere near the present location of Hyde Hall), conceiving the strategy that would lead to their decisive victory over the Iroquois. At this point, Cooperstown was a log cabin and a single resident, George Croghan, reportedly the first white man to settle in the area.³

In 1787, William Cooper arrived to reside permanently in the future site of Cooperstown, with his bride Elizabeth Fenimore. Croghan, having defaulted on the mortgage for his vast patent, lost possession of the land. Several years later, Cooper, with his partner Andrew Craig, acquired the nearly 30,000 acres of property through Benjamin Franklin's son William. Cooper purchased Craig's shares in the property, and the entire region became known as Cooper's Patent.⁴ Cooper's treatment of the patent ran contrary to the traditional method. Instead of retaining possession and levying rents, he encouraged settlement by selling lands cheaply and quickly. Settlers who purchased on credit were often unable to meet payments, leading to financial difficulties for Cooper. These difficulties were delayed, however, by a healthy flow of newcomers to the area.⁵ Members of the Cooper family enjoyed social dominance in the fledgling frontier town for several decades. However, the repercussions of Cooper's land policies, numerous legal disputes, and the indulgent lifestyle of the family would soon wreak havoc on their fortunes, leading to total financial collapse during the 1820s. But for the prodigious writings of James Fenimore Cooper, who effectively mythologized the story of his family and their lands, the Cooper name might have ended there.⁶

Over the next several decades, Cooperstown continued to grow. In 1839, the first game of baseball was played there.⁷ The village acquired several prominent residents, who built fine homes and businesses along the lake, river, and principle streets of the town. Soon, Cooperstown became known for its tony resort crowd. In the surrounding countryside, the hops industry ruled, dominating the national market, as well as the agricultural practice of Otsego County for the middle half of the nineteenth century.

The Cooperstown of today seems little changed from that of a century earlier. The waters of Otsego Lake still lap at its shores, overlooked by quiet houses and shops, before giving way to forests and fields.

3 Louis C. Jones, *Cooperstown* (Cooperstown: Otsego County Historical Society, 1949), 9-10.

4 S.T. Livermore, *A Condensed History of Cooperstown* (Albany: J. Munsell, 1862), 23-28.

5 Alan Taylor, *William Cooper's Town* (New York: Alfred A. Knopf, 1995), 75-77.

6 Ibid., 396-404.

7 This claim is widely disputed among historians and baseball fans.

It is a town that clings fiercely to its heritage, to the names that contributed to its progress, and to its unique and peaceful landscape.

CLARKE FAMILY HISTORY

The Clarkes boast a long and rich involvement in the agricultural and political history of New York State. The first George Clarke⁸ to make his mark in the New World was born in 1676. Through a well-connected uncle, he was appointed the Secretary of the Province of New York in 1703. He soon met and wed Anne Hyde, daughter of Colonial Governor Edward Hyde of North Carolina. With this advantageous match, Clarke not only secured important political connections, but also added an aristocratic tinge to the Clarke name from the Hyde family's associations with Queen Anne, with whom they were distantly related. The Hyde name has figured prominently in Clarke lineage ever since.⁹

In 1736, George Clarke was appointed Lieutenant Governor, a position he would hold for seven years, and from which he would amass enormous tracts of land through the patent system. Clarke's two sons, Edward and George, Jr., were given political appointments beneath their father, facilitating the procurement of choice grants. By the time the elder Clarke returned to England in 1743, he and his sons had accumulated over 100,000 acres of prime property throughout the region.¹⁰ After his death in 1760, the Clarkes' American holdings would be administered from England, for two generations and nearly thirty years.¹¹

When the family's American patriarch, George Clarke (b. 1768), decided to establish himself permanently in the United States, he chose Albany as his temporary home. For Clarke, the choice made perfect sense: from there, he could administer his vast properties throughout New York and the territories, while still indulging in what cosmopolitan amenities Albany had to offer. Clarke was hardly a native

8 As the reader will see, George was a common name bestowed on the first-born son of each generation. This fact creates some confusion when one tries to relate the Clarke family history. While the distinctions will be described in greater detail in the following chapter, a primer on the George Clarkes born after 1768 is essential. There were four generations of Georges involved in the development of the Hyde Hall estate (precluding those who died in adolescence): George Clarke (1768-1835, who built Hyde Hall); George Clarke, Jr. (1822-1889, who lost much of the Clarke wealth due to unsuccessful real estate speculations); George Hyde Clarke (1858-1914, known as "Hyde," who reclaimed Hyde Hall and developed it as a small, working farm); and George Hyde Clarke (1889-1958). These persons are generally referred to by the year in which they were born.

9 E.B. O'Callaghan, *Voyage of George Hyde Clarke, Esq. to America* (Albany: J. Munsell, 1867), x-xxxv.

10 Edith Fox, *Land Speculation in the Mohawk Country* (Ithaca: Cornell University Press, 1949), 6-9.

11 *Ibid.*, x.

Englishman—he was born in Dijon and spent part of his childhood in the British West Indies—but he had spent sufficient time on his family's estates to acquire a taste for the English mode of country life.

Whether Clarke had always intended to build an American country estate is uncertain. In 1815, he purchased a three-acre lot in Albany. A year later, prominent Albany architect Philip Hooker had furnished him with designs for a substantial urban villa.¹² But by 1817, Clarke had scrapped these plans and instead purchased a handsome piece of property at the head of Otsego Lake, facing down toward the Village of Cooperstown. It was here that Clarke would build Hyde Hall, designed in several stages by Hooker, and barely completed before Clarke's death some two decades later.

While Hyde Hall may have been isolated, it certainly was intended to be a showpiece, to which the splendor of the formal rooms can attest. Contemporary accounts suggest that Clarke entertained lavishly, and his records show that he laid out large sums for choice foods and wines. But he was also a diligent estate manager, keeping meticulous records of purchases, collected rents, and monies spent for the improvement of his estate and surrounding farms.

When Clarke died in 1835, he was succeeded by several generations of George Clarkes. The personal and generational pursuits of each would be played out on the house and landscape. By the twentieth century, their estate, and especially its great Georgian mansion, were threatened with destruction from both development and neglect. Faced with the urgent lobbying efforts of both the family and the preservation community, New York State eventually appropriated the site in 1963, with the intention to create a public park. Therefore, Hyde Hall, once the country estate of the Clarke family, became both the reason for the park's creation as well as its most important resource. Throughout the 1960s and 1970s, the New York State Office of Parks, Recreation, and Historic Preservation invested in the park's infrastructure, augmenting the existing built environment with new roads, utilities, visitor facilities, and landscaping. But the mansion continued to languish, until adequate plans and funds could be gathered for its restoration.

PHYSICAL DEVELOPMENT

Glimmerglass State Park has developed into a remarkable assemblage of natural and manmade

12 Mary Raddant Tomlan, ed., *A Neat Plain Modern Style: Philip Hooker and His Contemporaries, 1796-1836* (Amherst, University of Massachusetts Press, 1993), 144-152.

features. Forming the southern boundary of the park, its extensive shoreline frames Hyde Bay, and offers panoramic views of the undeveloped shores of Otsego Lake. From there, and progressing northward, Mount Wellington rises nearly four hundred feet, punctuated by a natural plateau (on which Hyde Hall was built), and shaded in a dense, pine forest. To the south, and depending on the topography and adjacency to water features, the remainder of the open parkland alternates between rolling meadows and forested swamplands. These water features include Shadow Brook, which snakes across the park to connect its western shore to its eastern boundary, and the Beaver Pond.

Of the 150 years of the Clarke family's use and development of the land, there remain, with some exceptions, only traces. While the mansion and its auxiliary structures are mostly intact, countless structures, landforms, plantings, and circulation patterns have been lost, damaged, or relocated. The architectural resources that remain, while restored and stabilized with a sensitivity befitting their significance, are nevertheless subordinate to the greater recreational and scenic workings of the park landscape.

Since its intervention in the 1960s, New York State activity on the site has resulted in great physical change, including the installation of many structures, landscape features, and infrastructure improvements. From a recreational perspective, the center of the park is a large Beach Pavilion, providing various dining, changing, vending, and restroom facilities. In addition, the park provides two distinct camping areas, allowing for extremely rustic, or slightly more commodious, accommodations for overnight visitors. On the eastern and western ends of the shoreline, two open-air pavilions anchor extensive picnic areas. For administrative and maintenance purposes, a small park office and a large maintenance garage were constructed.

Connecting these structures is a network of roads, bridges, paths, and surface parking lots—some dating to the period of private occupancy, but most constructed after state appropriation. The largest parking lot is located adjacent to the Beach Pavilion, while several smaller lots provide more convenient access for picnickers, campers, staff, and visitors to the historic site. Throughout the park, trails are maintained for walking or hiking.

HISTORY OF PARK LANDSCAPE

Before 1817, the site of Hyde Hall supported mixed agrarian uses, while some areas (like upper Mount Wellington), likely remained undeveloped. Irregularly disposed, with swampy lowlands around Hyde Bay and cut through by Shadow Brook, the land was never particularly well suited for agricultural enterprise. It was, however, a paradise for one inclined to the Picturesque, as George Clarke arguably was.

Thousands of receipts reveal that, as Clarke was busy on the construction of his elaborate mansion, he was also active on the land. Physical intervention between the years 1817 and 1835 resulted in considerable movement of earth (especially scraping earth away from the base of Mount Wellington and depositing it around the shore of Hyde Bay), creation of roads and bridges, planting of trees, and construction of dozens of accessory structures and features, both for utility and pleasure. By the 1830s, access to the estate could be made at two points: from the Tin Top gatehouse along the turnpike road to the south, or from a small point of land on Hyde Bay, supplemented with a boathouse and dock. From a landscape perspective, the former point is particularly beguiling, as it allowed for several miles of road approaching the mansion, replete with views both near and far, little of which exists today.

Clarke also constructed a walled, formal garden in 1819, on the level land to the south of the house. For this garden, he added a garden house (again designed by Hooker) and a decorative fountain. In 1826-1827, Clarke enlarged the garden and rebuilt the garden house. Like many gardens of the period, Clarke's served dual purposes as both a kitchen garden and pleasure retreat. He purchased hundreds of varieties of vegetables, flowers, and fruit trees, the latter to line the walls and walks. While most traces of the gardens were destroyed by state intervention in the 1960s, Clarke left two sketches of his plans for it, which give us some idea as to its layout and character.

Little else is known of the appearance of the estate at this period. Contemporary accounts describe fine views, both of the house as one approached, and toward the lake and property once one had arrived. Given Clarke's picturesque bent, the site's naturally scenic qualities could have been maximally exploited with limited intervention: clumps and belts of trees framing views both near and far, a winding drive, rolling lawns, ornamental elements dotting the landscape—all culminating in a sudden rise, a splendid stone mansion, and magnificent views of the lake below.

Later generations did little to alter this design, although years of neglect likely obscured its effect. A few exceptions exist. For a brief period in the 1850s, George Clarke, Jr. (b. 1822) established apple orchards on the property, and took an interest in their planting and harvest. His son, also George "Hyde," planted shrubs (both decorative and utilitarian) around the main house decades later. In the 1880s, he laid out a tennis court on the south lawn of the house. Over time, roads became straightened or unused, buildings crumbled, and trees became overgrown.

As already mentioned, years of neglect and state intervention have wiped away many traces of the



Figure 2: Photograph taken during the wedding of Anne Hyde Clarke to Arthur Osgood Choate, 1908 (New York State Historical Association)

original Hyde Hall landscape. Many of the park's historic features have been degraded—or upgraded, as the case may be—over the past few decades. While the park retains its picturesque aesthetic—fine views, clumps and avenues of trees, and a curving driveway—it is an incomplete representation of what once existed.

STATEMENT OF SIGNIFICANCE

The landscape park, much like the mansion house it was built to complement, represents five generations of the Clarke family's involvement with their land. As such, it constitutes an historical document worthy of research, care, and preservation. No doubt, its integrity, or its ability to convey this significance, has been compromised over time, but this fact should not inhibit a sensitive analysis and treatment of those

historic features that do remain.

One could formulate an argument that Hyde Hall's foremost significance, however, lies in its association with the greater Picturesque movement in early nineteenth-century American landscape architecture. During this period, the movement had barely registered in the American conscious, but was slowly trickling into various fields of art, into print, and onto discrete private estates. More than a century earlier, English estates began to be transformed along Picturesque lines; these estates, with their air of privacy and tranquility, represented political power matched with polite taste. The ability to exploit vast amounts of private property for pleasure, especially in an industrializing society, became the greatest symbol of power and prestige attainable in British society, even without its requisite title. As an erstwhile English gentleman, George Clarke would have understood this. While the concept was never fully translated into American gardens, the transformation—and application in Hyde Hall—is an important one, not only for its singularity in the wilds of Western New York, but also for its role in the greater history of American landscape architecture.

SCOPE OF WORK AND METHODOLOGY

DESCRIPTION OF STUDY BOUNDARIES

As an historical, geographical, and ecological entity, the landscape surrounding Hyde Hall cannot be confined to its current, legal boundaries as a state park. From the drainage patterns of Mount Wellington to the views of Otsego Lake framed by Hyde Bay, the historical, ecological, and temporal boundaries of Hyde Hall extend far beyond its legal boundaries as a state park. However, to exercise some control over the scope of this report, and to consider critical questions of jurisdiction over recommendations for landscape treatment, a boundary is necessary. The three options considered are described and evaluated below.

1. The first area considered was the roughly fifteen-acre historical site, leased by the State of New York to the Friends of Hyde Hall, Inc. in 1988.¹³ While the state maintains ownership of the land, the Friends are responsible for the care and maintenance of the site's historic structures and features (which represent the vast majority of those extant within the park). This area benefits not only from a close proximity to the mansion house, but also from the greater command that the Friends

13 Since shortened to Hyde Hall, Inc.

may exercise in its appearance. From the perspective of a cultural landscape, however, this choice's limitedness is unfortunate, as it fails to relate the breadth and variety of the park landscape.

2. The second choice considered was the 593-acre Glimmerglass State Park site. This area provides greater breadth, is roughly equal to George Clarke's original purchase in 1817, and allows for the interpretation of the Picturesque park. It also includes, however, the many changes and reconfigurations the state made to the landscape after the period of Clarke ownership. Additionally, it remains isolated from the greater context of estate and farm relations.
3. The third, and most geographically expansive, choice considered was the several-thousand-acre property originally owned by George Clarke contiguous to Hyde Hall. As a cultural landscape, this choice is the most satisfying, as it would allow for the inclusion of neighboring tenant farms and landscape features, to fully describe the economic, social, and physical machinations of a large working estate. However, the additional research and time required for this undertaking were prohibitive.

The second option was chosen as the site boundaries. Most simply, it made the most sense from a juridical perspective without too greatly compromising the continuity of the landscape. Therefore, only structures and landscape features within that 593-acre boundary will be included in this report. From an historical perspective, the year from which all detailed history will begin is set at 1817—the year George Clarke purchased his estate—with special exception given to the histories of the Clarke family, the development of that particular region of New York State, and the evolution of the Picturesque approach to landscape architecture.¹⁴ The endpoint of this history, and the date from which the descriptions and assessments are drawn, will be late 2010 to early 2011.

METHODOLOGY

The steps taken to complete this Cultural Landscape Report are manifold. While many extraneous details and actions will certainly arise during the process, the three basic methodological categories can be grouped under the headings of Research, Analysis, and Recommendation. These are described below.

Research: Both the most extensive and intensive aspect of the report, the Research section involves both rigorous historical research and on-site survey. The former is divided between: research in the

14 While the location of the site perhaps merits investigation into its pre-1817 history, restrictions of time preclude its inclusion here. For a brief discussion of site's use from pre-history to 1817, see: Joyce M. Clements and John P. Pretola, *Final Report: FHA Archaeological Mitigation, Report Drainage Repair/Upgrade* (Providence: Gray & Pape, Inc., 2010).

vast archival collection of the George Hyde Clarke Family Papers, held at Cornell University; contextual research in various fields, from nineteenth century agricultural practices in New York State, to the American adaptation of trends in English landscape architecture; and archival research in other locations, especially the photographic collection of Hyde Hall, Inc. On-site survey is intended to assess the nature and condition of the site, as well as document any existing features. These features will be documented photographically, and measured and located as necessary.

Once compiled, this research will be used in two ways. First, it will translate into a comprehensive, written history of the site from 1817 to the present. This history will be further divided into four periods of significance for the property, intended to inform preservation considerations, and act as a convenient reference for those wishing to understand its landscape history. Second, it will assist in the creation of a set of schematic drawings, representing the estate at various periods.

Analysis: The Analysis section of the report will again be divided into two portions. First, an assessment of existing conditions (drawing heavily off of the previous section) will give a written and photographic account of the site as it currently exists. Using this understanding of the existing conditions, the current landscape will be analyzed against its historic condition. Special attention will be given to individual features (i.e., structures and discrete plantings), general landscape characteristics (e.g., circulation patterns, views and viewsheds, etc.), and overall feeling of the landscape. Additionally, this section will discuss the landscape's period of significance, and whether the aspects listed above retain historic integrity based on that designation.

Recommendation: Finally, the Recommendation section will synthesize that analysis into a course of action that both Hyde Hall, Inc. and Glimmerglass State Park staff should adopt, including considerations for both maintenance and preservation. These will conform to the Standards listed below, and the report will provide a template for the documentation of these actions as they are implemented.

These three methodological strategies will be formatted into chapters. In addition to this introduction and various supplementary items (e.g., Abstract, Appendices, Bibliography, etc.), the body of the report will include five chapters, which are summarized below.

Chapter 1 will comprise the historical narrative of the Hyde Hall landscape, and divided into the following four periods of significance:

1. 1817-1835, initial purchase and construction by George Clarke, until his death in 1835;
2. 1835-1887, his son, George Clarke, Jr. takes over the estate, investing in it briefly before being drawn away by the excitements of New York society and agricultural speculation;
3. 1887-1963, after the death of George Clarke, Jr., the house and surrounding acreage were bought back by his son. This period is characterized by a revived interest in the property, followed by a long period of dereliction; and
4. 1963-Present, the period of state ownership, wherein the landscape was transformed from a private estate to a public park.

Each period narrative will be augmented with a schematic plan, showing the state of the property as it existed at the close of that particular period, as closely as can be ascertained from historical data.

Chapter 2 will document the existing conditions of the landscape. These will be articulated with extensive photography, written descriptions, and drawings where necessary.

Chapter 3 will analyze these current conditions against historic integrity, out of which comes an understanding of how the park has changed, what aspects most define it as a cultural landscape, and how those aspects convey their historic significance.

Chapter 4 will provide a plan for the preservation of the historic landscape, including strategies for restoring and highlighting significant features of the landscape, proposals for long- and short-term maintenance, and ways to broaden the historic site's interpretation to integrate it with the greater context.

Chapter 5 will offer a brief conclusion for the report.

SOURCES

Guidance for the development of this report was drawn from a number of sources. The benchmark for cultural landscape practices in the United States is *NPS-28: Cultural Resource Management Guideline*, published by the National Park Service and most recently updated in 1998. Also adapted from many previously published cultural landscape reports, the formatting of this report was based on the recommendations of *A Guide To Cultural Landscape Reports: Contents, Process, and Techniques*, written by Robert R. Page et al., and published by the National Park Service in 1998. In addition, the National Park Service has released a number of informative publications on the topic, including Preservation Brief

#36 and National Register Bulletin Numbers 18, 19, 30, 38, and 39, to name a few. Recommendations for preservation treatment were informed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes*. The complete bibliographic entry for these publications may be found in that section of this report.

SUMMARY OF FINDINGS

The landscape of Hyde Hall has an abundant history, both material and archival. However, certain features of the site's interpretation and treatment, both past and present, degrade a richer understanding of the house, its relationship to the landscape, and the values of its owners. While a total restoration of the landscape is neither feasible nor desirable, certain changes could be made to reinforce and highlight these relationships. Initial recommendations for the treatment and understand of site are listed below.

1. Before any further action is taken, current threats to the landscape's historic fabric must be mitigated or removed. While the site faces no catastrophic dangers, many smaller, more insidious ones do exist. For example, historic features are being slowly damaged due to poor maintenance and neglect. Identifying these historic features, mapping their location, and providing guidelines for their care is crucial.
2. Currently, the park's interpretation focuses primarily on the history of the house and the Clarke family, while it ignores the spectacular surrounding landscape, as well as the Clarkes' administration of their vast land holdings. This interpretation creates a sense of isolation from the greater park landscape, in which the historic mansion is perceived as one entity, and the state park another. Tour scripts should be revised to give greater emphasis to the landscape, allow for more time spent on the exterior of the immediate grounds, and possibly add an additional tour focusing on the historic landscape itself.
3. Building on that theme, measures could be taken to highlight, interpret, and increase visitation to the park's other historic features. The former Tin Top foundation, for example, could be stabilized and interpreted as a ruin. Bike or walking trails could be created, following the historic approach from the main road to the mansion. The treatments could be appropriately planned and phased as resources became available.
4. Given the uneven distribution of historical documentation and the variety of resources involved, a top-down approach to preservation is not appropriate for this site. Instead, zones of integrity should be delineated and integrated with the park's general maintenance plan. Zones exhibiting the greatest level of historic integrity, such as the mansion site or maple avenue, should be given special

attention, assigned stricter controls, developed along phased plans for restoration or preservation. Sites possessing little or no historic integrity, such as the Beach Pavilion, may be treated more freely.

5. Certain cyclical maintenance items should be instituted, with special attention given to historic plantings. For example, undergrowth—much of which currently obscured historic views—should be regularly cleared.
6. Steps may be taken to reverse the physical impact of state intervention. Underutilized paving (particularly parking lots), structures, and recreation facilities should be removed. This action will not only result in the removal of non-historic elements on the site, but will also reduce maintenance costs in general.
7. While it is a regrettable fact, certain necessary measures cannot be accommodated within the scope of this report. These include, but are not limited to: a detailed, topographic survey of the park; archaeological investigation to locate site features; and a comprehensive plant inventory, including age estimates for historic plantings.

These recommendations will be discussed with much greater specificity as the project develops, in the associated chapter of this report.

TERMINOLOGY

To avoid later confusion, it will be useful here to adopt specific labels with which to refer to several of the historic and physical entities that comprise the present Glimmerglass State Park.

Named for the Hyde Clarke family's ancestral seat in Cheshire, England, Hyde Hall marked the family's official—and permanent—entry into the landed elite of the United States. As this report deals not only with the mansion and other historic structures, but also with the surrounding landscape as an integral facet of this estate, "Hyde Hall" shall refer to both of these elements as a combined entity.¹⁵

After its appropriation by the State, the private estate of Hyde Hall became "Glimmerglass State Park." While the two names share the same physical boundaries, they infer important differences of perception, use, ownership, and physical appearance. Here, "Glimmerglass" shall be used to describe this period of state ownership. It is a semantic difference, therefore, and not necessarily a physical one.

15 This definition conflicts with earlier meanings of "Hyde Hall," especially as laid out in Carl Stearns's master's thesis, "The Adaptive Restoration of Hyde Hall" (Cornell University, 1977). This is not intended to create confusion, but rather to emphasize the importance of the landscape to the understanding of the property, and to correct any past injustices thereto.

The residence of the Clarke family, or the stone mansion that most often claims the title of "Hyde Hall," shall here be termed the "mansion," "main house," or some derivation thereof. This architectural work, or course, is the product of several distinct building campaigns. These campaigns, as well as the myriad secondary buildings and structures of the park, shall be labeled and described as they appear in the text.

Chapter 1 **SITE HISTORY**

INTRODUCTION

The history of Hyde Hall can be said to have begun at least as early as 1703, when George Clarke (born 1676) was appointed Secretary of the Colony of New York. Through this appointment, he gradually ascended to the upper strata of colonial politics. When he ended his political career in the 1740s, he had become Lieutenant (and, as some point out, acting) Governor of New York, and had acquired some 100,000 acres of land throughout that same colony.

Hyde Hall's material history, however, began in 1817, when Clarke's great-grandson purchased several hundred acres in Springfield, New York, and commissioned Albany architect Philip Hooker to design a country estate. The mansion and its grounds took shape over the next eighteen years, until Clarke's death in 1835. Over the following 128 years, the estate would be owned by four subsequent generations of the Clarke family. While the condition of the landscape, as Clarke would have known it, would gradually change throughout the nineteenth and twentieth centuries, it is significant that it suffered no large-scale alterations. Save for the vicissitudes of time and the ebb of the Clarke family fortunes, the Hyde Hall landscape—its buildings, plantings, features, etc.—retained their original configuration as a comprehensive unit.

When New York State acquired the estate from the family in 1963, it was both a blessing and a curse. While the landscape was saved from wholesale development or dissolution, the State initiated a series of high-impact building campaigns intended to redirect the purpose of the landscape into a public recreational facility. Almost without exception, every facet of the landscape's integrity has been altered by state intervention, either through natural forces or the impact of human hands. What has remained relatively intact—the mansion house, its auxiliary structures, their immediate vicinity, and the Mount Wellington area—has been the product of a protracted preservation campaign, followed by several decades of sustained stewardship, restoration, and research.

The purpose of this chapter is to probe the depths of the landscape history of Hyde Hall. Using primary¹ and secondary resources, the appearance and condition of the landscape of Hyde Hall will be

1 For a general list of primary sources, see *Introduction*. A complete list of sources may be found in the *Bibliography*.

reconstructed during four periods of significance. These are as follows:

1. 1817-1835, initial purchase and construction by George Clarke, until his death in 1835;
2. 1835-1887, his son, George Clarke, Jr. takes over the estate, investing in it briefly before his attentions are diverted toward the excitements of New York society and a mania for agricultural speculation. His poor financial decisions result in his eventual bankruptcy and the seizure of his possessions;
3. 1887-1963, after the bankruptcy of George Clarke, Jr. the house and surrounding acreage were bought back by his son and his son's wife. This period is characterized by a revived interest in the property, followed by a period of dereliction beginning in the 1930s;
4. And 1963 to the present, the period of state ownership, wherein the landscape was transformed from a private estate to a public park.

These eras were chosen as they each represent a distinct period in the development and management of the Hyde Hall landscape. While each will be documented to the best of the author's ability, lapses in documentation, the changing nature of historical media, and the limited scope of the types of investigation used in this report, provide regrettable, yet unavoidable, gaps.

HISTORY PRIOR TO 1817

CLARKE FAMILY HISTORY

In 1760, George Clarke—the former Lieutenant Governor of the Province of New York—died in Chester, England. Clarke had lived out his last years quietly, as an English country gentleman on the Cheshire estates of his wife's family. But his quiet death belies an illustrious and fruitful life. After embarking on a career in colonial politics, Clarke secured an advantageous marriage to Anne Hyde, a member of the ancient and venerable Hyde family.

His tenure as lieutenant governor proved to be a lucrative one. A primary priority of the colonial government was to promote settlement and industry in the vast frontier, not only to increase the material wealth of the province, but also to provide a bulwark against encroachment from French and Indian foes. Through a popularly accepted system of land speculation and political graft, influential colonists—George Clarke among them—could build a fortune through the acquisition of colonial territories. This, Clarke did with vigor; his tenure as lieutenant governor resulted in a bounty amounting to nearly 120,000 acres of land. Upon his two sons (Anne and George had several other children as well),

George and Edward, Clarke would bequest not only these lands, but also the Clarke family estates in Somersetshire, the Hyde family estates in Cheshire, and the cachet of the Hyde name.²

Clarke's son George had served under him in New York, and eventually returned to England.³ George, a bachelor, fostered an interest in agriculture, and managed the Hyde Hall estate. His brother Edward had led a somewhat more adventurous life. He became an army officer, serving for a time under General Clinton, and was eventually made a major. He married an heiress of West Indian sugar wealth,⁴ and acquired lucrative Jamaican plantations.⁵

Seventeen years after the death of his father, the second George Clarke passed away. Without heirs, Clarke willed the bulk of his estate to his great-nephews George and Edward Clarke, aged seven and nine years, respectively. The combined inheritance of these young boys was substantial. With it came not only Hyde Hall in England and the many thousands of acres of land in New York, but also the thriving sugar plantations in the British West Indies.⁶ Edward and George were the sons of George Hyde (born 1742) and grandsons of Edward Clarke. George Hyde had abandoned his young wife, eloping with another woman, with whom he had two additional children. For this transgression, George Hyde was disinherited by his uncle; he stayed for a time in the West Indies, before eventually returning to England, where he died. His elder son George (born 1768) would inherit control of the American and English properties jointly with his brother Edward. Eventually, George bought out Edward's interest in the American lands, assuming full control. At the death of his father, George Hyde, in 1824, he would also inherit the family's lucrative Jamaican plantations.⁷

A BRIEF HISTORY OF THE CLARKE ESTATES IN ENGLAND

To understand the aesthetic proclivities of George Clarke, it is useful to explore the environment to which he would have been accustomed during his upbringing. Clarke was born in Dijon in 1768, during his parents' travels there. Little is known of Clarke's early childhood, and an understanding of it

2 Anne's father, Edward Hyde, who served as the Royal Colonial Governor of North Carolina, had one son, also named Edward. When this son died without issue in 1728, the Hyde estates passed to his sister, Anne, and her husband George Clarke.

3 Edith Fox, *Land Speculation in the Mohawk Country* (Ithaca: Cornell University Press, 1949), 2-5.

4 At the time of their marriage, Mrs. Edward Clarke was an heiress three times over: from her father and two previous husbands. It is from her second husband the Houghton name derives.

5 Thomas Middleton, *The History of Hyde and Its Neighborhood* (Hyde: The Higham Press, 1932), 409-414.

6 E.B. O'Callaghan, *Voyage of George Hyde Clarke, Esq. to America* (Albany: J. Munsell, 1867), xlv-lilii.

7 Thomas Middleton, *The History of Hyde and Its Neighborhood* (Hyde: The Higham Press, 1932), 415-416.



Figure 1.1: "View of Hyde Hall," the Clarke Family estate in Cheshire, circa 1794 (John Aiken, *A Description of the Country Thirty to Forty Miles round Manchester* (New York: Augustus M. Kelley, 1968, orig. 1794), 450.

is complicated by his parents' troubled relationship. However, from the will of the great uncle of Clarke, written in 1776, three facts are brought to light.⁸ First, Clarke's father had, by this time, eloped with his mistress, although they had evidently remained in the vicinity of Hyde Hall. Second, as money was provided for Clarke's mother to travel to England to see her sons, one may assume that she was living abroad, without the means to finance the trip herself. Third, the will does not mention Swanswick (or Swainswick), the Clarke's ancestral estate near Bath, suggesting that by this time it was no longer in the possession, or had passed to another branch, of the Clarke Family.⁹ Considering these points, it is likely that young George, and his brother Edward, were in the care of their father, and residing on the Hyde family estate in Cheshire. As Clarke was later to inherit and operate the estate jointly with Edward, his residence there as a child is not insignificant—he was both born and bred to manage the English estates that he would later recreate at Hyde Hall.

8 This great uncle is also named George Clarke, who died soon after in 1777.

9 E.B. O'Callaghan, *Voyage of George Hyde Clarke, Esq. to America* (Albany: J. Munsell, 1867), xlvii-liii.

The Hydes were an ancient family even then, and had resided in the premises of the existing hall for several centuries. While there may have been a castle on the estate built during twelfth century, the principal portions of the hall were constructed during the seventeenth century, and renovated in the eighteenth. Descriptions published in 1794 and 1818 emphasize the hall's landscape rather than a dominant manor house. In the vicinity was the Tame River, whose course was artificially slowed and widened to give the appearance of a large lake, ornamented by an arching stone bridge, and stocked with fine trout and eels.

John Aiken, writing in his *A Description of the Country Thirty to Forty Miles round Manchester* in 1794, situated the house

...Upon a rising ground, having gardens sloping down to the water's edge; adjoining it are extensive stables and other offices, the whole supplied with water by a running spring issuing from a height behind the house. In front of the house, and at a pleasing distance, is a bridge, lately built...it is a neat structure with a fine arch, and makes a picturesque object from the house—the situation of this seat is a very desirable one, being retired and romantic without much assistance from art.¹⁰

Similarly, an unnamed author writing in 1818 describes the general configuration as

'...Situated in a romantic spot on the banks of a small river, and surrounded with bold swelling eminences gradually sloping to the water's edge...The grounds are tolerably well wooded and the general character of the seat is picturesque and elegant.'¹¹

Toward the end of the eighteenth century, it appears that several improvements to the property were made by the Clarke Family. In addition to the stone bridge described above, a second bridge and series of public roads were constructed, financed by the family but dedicated to the public, for its perpetual use and care.¹² While these improvements were made outwardly for the public benefit, specifically facilitating access to the various coal mines owned by the family, it is also possible that they were enacted with other, more self-serving, motivations. It was a common practice of the English gentry during the eighteenth century to divert public thoroughfares away from their homes and landscapes, providing greater privacy and security for their estates.¹³ Whether this was the case at Hyde must remain speculative, but it was

10 John Aiken, *A Description of the Country Thirty to Forty Miles round Manchester* (New York: Augustus M. Kelley, 1968, orig. 1794), 450.

11 Quoted from Thomas Middleton, *The History of Hyde and Its Neighborhood* (Hyde: The Higham Press, 1932), 403.

12 Ibid., 340.

13 Tom Williamson, *Polite Landscapes* (Baltimore, The Johns Hopkins University Press, 1995), 104-107.

noted that the seclusion of Hyde Hall was reinforced by its entry sequence. From the public road, the so-called “White Gate” led to the “Dark Lane,” whose avenue of Scotch Firs lent a deep shade—and according to contemporary accounts, a sense of foreboding—to the private carriage drive.¹⁴

Some time in the early nineteenth century, it becomes evident that the family’s social and financial prospects were shifting westward. About the same time as George Clarke (born 1768) was constructing his new Hyde Hall in New York, the old Hyde Hall in Cheshire and its environs were deteriorating rapidly. The fields, woodlands, rivers, and atmosphere were befouled by the rapid industrialization of the region, conspicuously aggravated by the Clarke Family’s own exploitation of their property’s mineral assets. Although the Clarke Family line would continue in the area through the progeny of Edward (born 1770) and his brother George’s first marriage to Elizabeth Rochfort, the demolition of Hyde Hall in 1857 would weaken the strong historic and economic ties that had bound the Hydes (and later the Clarkes) to the estate. While the Hyde Clarkes would retain a presence in the region well into the twentieth century, their numbers and financial status had dwindled. It is in the vein of this westward expansion that the story of George Clarke progresses.

THE VOYAGE OF GEORGE CLARKE TO AMERICA

In 1789, a young George Clarke (born 1768) first arrived on American soil. It was also the year in which he came of age, allowing him to take full control of his inheritance. Departing from New York, Clarke set out along the Hudson and Mohawk Valleys, familiarizing himself the land that his great-grandfather had amassed near half a century before. As an Englishman, whose family had profiteered from colonial politics, Clarke must have been keenly aware of his political and social position in the post-Revolutionary United States. Throughout the summer of 1789, he inspected lands, dealt with land agents, and forgave rents for wartime hardships. Upon embarking for England the following year, he arranged with his attorneys to begin the naturalization process.¹⁵

In 1791, the New York State legislature passed an act specifically allowing Clarke and several others to purchase and hold land in the state.¹⁶ The legality for his possession of inherited lands being established, Clarke’s need to attain United States citizenship was no longer imminent. After his return to England,

14 Thomas Middleton, *The History of Hyde and Its Neighborhood* (Hyde: The Higham Press, 1932), 418.

15 Edith Fox, *Land Speculation in the Mohawk Country* (Ithaca: Cornell University Press, 1949), x-xi.

16 George Hyde Clarke Family Papers, Department of Manuscripts and University Archives, Olin Library, Cornell University, Ithaca, NY, Legal Document, Box 29.

Clarke married Elizabeth Rochfort, with whom he soon had a son. This union fostered five children, the youngest of whom, Elizabeth, was born in 1805. In 1806, Clarke arrived in Albany, and took up residence in a rented home where he would reside principally for the next thirteen years.

In 1815, he made arrangements to make Albany his permanent home, purchasing a three-acre parcel and commissioning the architect Philip Hooker to draw up plans for an urban villa. The resulting drawings, dated June 20th, 1816, conspicuously credit Clarke himself with the design of the villa, with Hooker merely the delineator. Whether this attribution is true, or whether Hooker was merely catering to the vanities of his wealthy client, is unknown. However, judging by the idiosyncrasies of the resulting design, the former is likely.

The house's exterior, a staid, two-story block, is typical of Hooker's idiom; indeed, it is largely identical to any number of other townhouses that Hooker designed during the period. Its interior, however, with its narrow passages, variety of room shapes, and awkward circulation, betray the mark of an amateur enthusiast rather than an academic classicist, as Hooker was.¹⁷ In any case, the plans were never brought to fruition, but the relationship of Clarke and Hooker was evidently a congenial one. By 1817, Clarke had purchased several hundred acres at the head of Otsego Lake, and again commissioned Hooker to design a new villa, this time overlooking the lake's sparkling shores.¹⁸

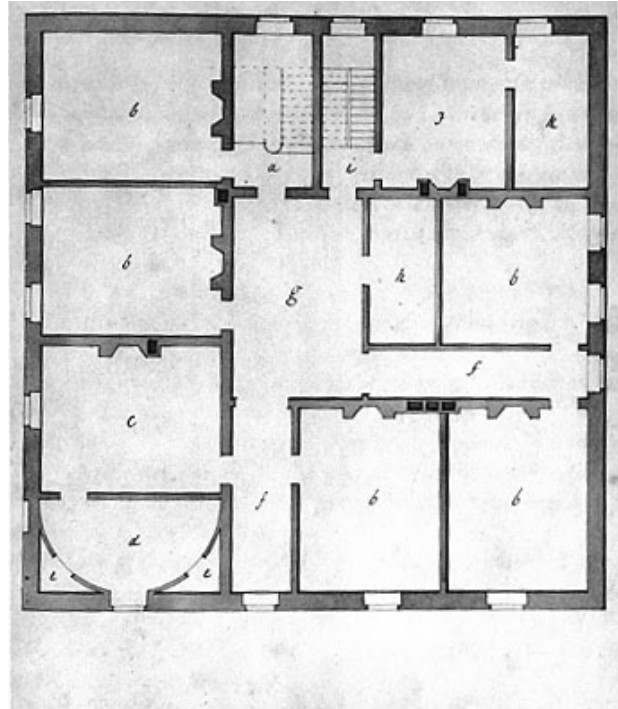
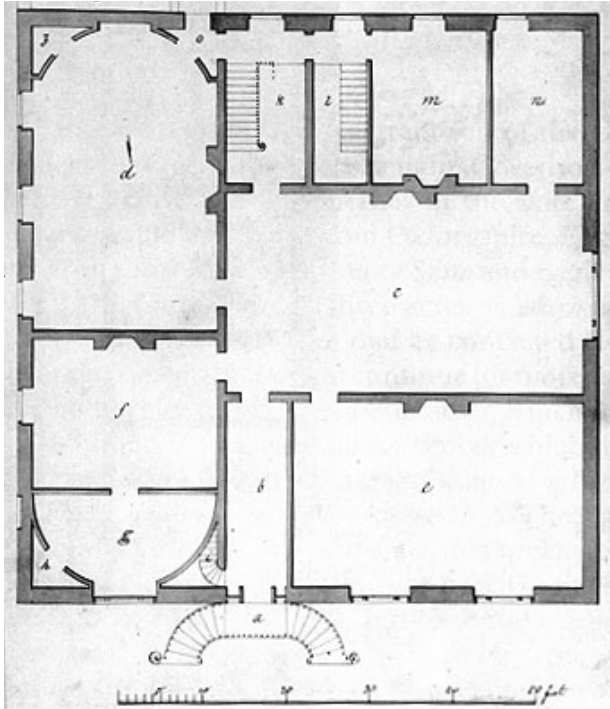
PHILIP HOOKER

Edward Root, the architectural historian whose 1929 monograph on Philip Hooker remains the standard reference, wrote: "Beyond him was the wilderness and, after him, the Greek Revival and the architectural Babel of modern times...With him the Renaissance in Architecture as an exclusive and continuous development came to an end."¹⁹ In Root's estimation, Hooker was the Christopher Wren of early nineteenth century Albany—if perhaps not in architectural genius, then certainly in professional industry. By the mid-nineteenth century, many of the domes and spires that constituted Albany's skyline

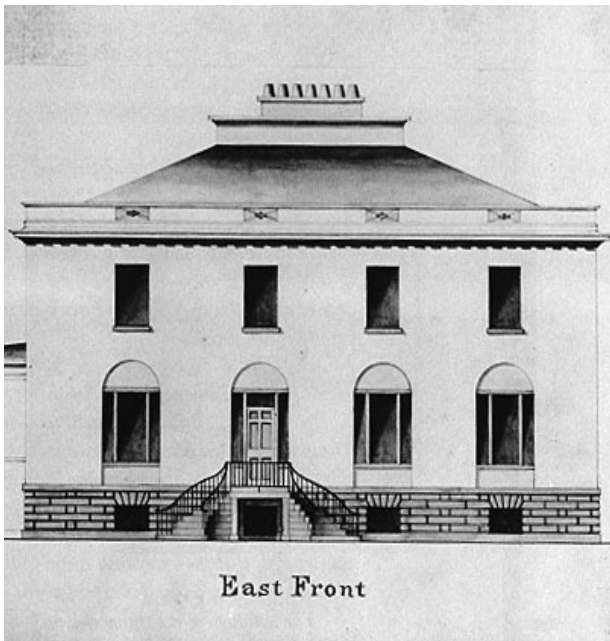
17 Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 144-152.

18 If it seems odd that Clarke should purchase land with so many thousands of inherited acres at his disposal, two explanations elucidate his reasoning. First, the beauty of the site no doubt lent itself to a private estate. Second, Clarke was in the midst of a heated lawsuit regarding the legality of his land holdings. While the eventual Supreme Court case (*Jackson v. Clarke*, 1818) would be decided in his favor, a negative verdict might have resulted in the loss of his inherited property.

19 Edward W. Root, *Philip Hooker* (New York: Charles Scribner's Sons, 1929), 9.



Figures 1.2 & 1.3: Hooker's designs for the first and second floors of Clarke's Albany villa, 1816 (Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 146)



Figures 1.4 & 1.5: Hooker's designs for the east and west elevations of Clarke's Albany villa, 1816 (Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 150-151)

were, indeed, of his design. A rapid growth in population needed to be complemented with a flurry of building activity, both public and private, and the city's growth begged improvements to its primitive infrastructure. As the city's only architect of any note, as well as a public servant in various posts, Hooker would provide a number of services.

Like many other professional architects in the fledgling United States (Bulfinch, Latrobe, and Mills among them), Hooker supplemented his private income by serving in public offices. Throughout the first few decades of the nineteenth century, Hooker served as City Assessor, Alderman, Superintendent, and Surveyor. As an elected and appointed city official, Hooker would have intimately guided the physical growth of Albany during these prosperous years, as well as interacted frequently with its most prominent citizenry.²⁰ Further, it was not only the number of structures that Hooker labored to increase, but also their elegance, monumentality, and architectural erudition. He repeatedly exhibits a fondness for English-Palladian prototypes (particularly windows and cupolas), as well as boldly projecting interior embellishments, both of wood and plaster, found in friezes and window and door surrounds.

If Root is the last to anoint Hooker a genius, he is also first to point out the value of his work to nineteenth-century Albany. His commissions served to shake the Dutch tradition from the city's foundations and facades. It is all the more frustrating, then, that so few of Hooker's buildings have survived; today, Hyde Hall remains one of a mere handful.

HYDE HALL BEFORE 1817

European settlement near Otsego Lake occurred first in Cherry Valley in 1740. Before then, the Mohawk and Oneida tribes made free use of the area in their migratory hunting practices that ranged from the Mohawk to the St. Lawrence River Valleys. Archaeological excavations conducted in the vicinity of Hyde Hall have consistently provided evidence of such prehistoric activity, although permanent settlement there is unlikely.²¹

Otsego Lake first appears in historical records as a pivotal stopping point along the military campaign of General James Clinton. In 1779, Clinton arrived from Albany with 1,800 troops, with the intention of finding a navigable waterway on which to continue their trek to Tioga Point, to rendezvous with

20 Ibid., 16-17.

21 Excavated artifacts generally point to hunting activities—lithic scatters, projectile points, etc.—rather than intensive land activity or long-term settlement.

additional troops. After burning and razing Cherry Valley, Clinton likely arrived at Otsego Lake via Hyde Bay, traveling to the base of the lake and establishing a camp in the vicinity. Clinton was faced with the obstacle of the Susquehanna—it lacked the requisite width and propulsion to accommodate the many troops, supplies, and boats necessary to ferry them southward. Anticipating this difficulty, an early detachment of men damned the river where it met Otsego Lake, raising its natural level by one to three feet (contemporary reports differ). When the dam was opened and the water released, the pent-up flow provided sufficient velocity to transport the soldiers.²²

In 1804, Thomas Shankland received permission to construct a permanent dam on the site, which he did the following year. It is assumed at this time the waters were re-elevated to their artificial levels, a condition which has remained true to the present day. In 1832, the dam was reconstructed on the same site. The new owner, Augustus Gardner, had to receive permission from all who owned shoreline along Otsego Lake, including Clarke himself.²³ Beginning in the early twentieth century, a newly constructed dam was used to generate electrical power for the town, as well as a steady supply of drinking water. In the early 1960s, Cooperstown abandoned this system. The water line, however, was maintained in its artificial state, about three feet above natural levels, to avoid impacting properties and natural ecosystems along the shore.²⁴ The lake's level, then, has been held at roughly the same point since before the Clarke's acquisition of the land for Hyde Hall, and it would have never significantly altered the appearance of the estate.

PERIOD 1: 1817-1835

THE BIRTH OF HYDE HALL

In a clearing of the woods farther northward along the shore, and at a good elevation, stands Hyde Hall, facing southeast across the bay. It is massively constructed of large blocks of stone, and seems designed for a race of giants.²⁵

In addition to his property interests, George Clarke's personal affairs seem to have warranted his choice for removal to Cooperstown from Albany. In 1813, he cemented his liaison with the newly widowed

22 Ralph Birdsall, *The Story of Cooperstown* (Cooperstown: The Arthur H. Crist Co., 1917), 56.

23 George Clarke Papers, Receipt, March 1832, Box 41.

24 Joyce M. Clements and John P. Pretola, *Final Report: FHA Archaeological Mitigation, Report Drainage Repair/Upgrade* (Providence: Gray & Pape, Inc., 2010), 26-27.

25 Ralph Birdsall, *The Story of Cooperstown* (Cooperstown: The Arthur H. Crist Co., 1917), 211.

Ann Low Carey Cooper; her former husband, Richard Cooper, was not only the elder brother of James Fenimore, but also Clarke's land agent for the Otsego environs. Ann's Cooperstown interests lay not only in her Cooper connection, but also in familial ties. Ann's notable father, Colonel Richard Carey (who served as an aide to Washington), had married into the Low family, who had long resided on Otsego Lake, on a farm adjacent to the eventual site of Hyde Hall.²⁶

There remains some considerable speculation as to the exact nature of Anne and George's relationship. By 1813, she was commonly referred to as Mrs. Clarke, although they were not wed until August of the following year. Further, in 1813 Ann gave birth to Alfred Cooper, whom Clarke would later adopt and give his surname, suggesting that Alfred was in fact George's son, and that the affair began some time before Richard Cooper's death in March of the same year.²⁷ That George would disinherit his two elder sons from his English wife (Edward Hyde and George Rochfort Clarke) in favor of his son George, Jr. (born to Anne in 1822) suggests that he placed considerable weight on their union.²⁸ Between roughly 1817 and 1820, however, they were separated, and George (from Cooperstown) paid an annuity settlement to Anne, who had remained in Albany.²⁹

Despite the wealth of archival documentation from the construction of Hyde Hall and its adjoining landscape, little exists as to the desires and values of Clarke, Hooker, and others responsible for its creation. One is forced to interpret based on tertiary materials and contextual data, a process that is flawed at best. The slow aggregation of the structures within Hyde Hall, which occurred over a nearly twenty year period between 1817 and 1835, occurred in fits and starts, and betrays Clarke to have been in possession of a distracted mind, a fitful temperament, and an uneven availability of funds. Enough has been written on the construction of Hyde Hall and its various outbuildings for it not to merit a complete account here, but its main building campaigns are summarized below, supplemented with a discussion of the landscape as it took shape.³⁰

26 Douglas Kent, "The Family," in *Hyde Hall: A Restoration Feasibility Study and Master Plan*, ed. Mendel Mesick Cohen Waite Hall Architects (Albany, 1986), 11.

27 Alan Taylor, *William Cooper's Town* (New York: Alfred A. Knopf, 1995), 393-394. Richard Cooper was only 37 at the time of his death.

28 Albeit only after repeated, unsuccessful attempts to establish their status as naturalized American citizens.

29 George Clarke Papers, Various Receipts, 1817-1820.

30 The discussion was culled from the following sources:

Kimberly Konrad and Stephanie Reinart, *Hyde Hall: An Historic Structure Report* (Cooperstown: Prepared for Friends of Hyde Hall, 1993);
Martin Rykel, "Building Hyde Hall, 1817-1835" (Master's Thesis, Cooperstown Graduate Program, 1996); and

PHASE I: STONE COTTAGE, 1817-1821

In May of 1817, Clarke purchased just fewer than 400 acres in Springfield Patent Lot #32 from William Gilchrist at the head of Otsego Lake.³¹ By July, he had commissioned Philip Hooker to design a modest villa—coined the “Stone Cottage”—lined with a generous piazza that commanded a fine view of the lake below. In addition to its view, the chosen site was ideal for several reasons. Mount Millington (which Clarke would later rename Mount Wellington, for the celebrated Duke of Wellington, with whom he attended Eton) to the west provided both shelter from western winds. An ample supply of groundwater flowed from natural springs at the mount’s peak. According to local tradition, the mansion house was built on the site of the Gilchrist home,³² and despite its great distance from the turnpike road, provided easy access to the sheltered bay below. Clarke’s scheme included a carriage house, stable, and separate, timber-frame “Wood House” that included a kitchen and temporary living quarters. In July of that year, Clarke signed two contracts—each with specifications for cost and construction—for the construction of the house, carriage house, and stable, to take place over the course of the following year.³³ The construction of the house and these accessory structures began soon after. In November, Clarke paid John and Asa Luce forty-five dollars to make a road leading to the house site.³⁴

By late 1817, Clarke’s plans for the estate appear to have become more ambitious, and he again enlisted Hooker for a revised—and greatly enlarged—set of drawings. These drawings and specifications appeared in January 1818. In plan, the resulting design is much the same as the present Hall: a formal block (with a central hall and flanking state rooms) is tacked onto the cottage, whose rooms have been modified to accommodate family quarters rather than service rooms. To the north, a suite of service rooms is accessed by a long passage, which encloses an interior, paved courtyard.

Hooker’s notes explicitly state that the residence was designed by Clarke himself, and merely drawn by Hooker—much like Clarke’s unrealized urban villa in Albany. Perhaps to reconcile the clearly disparate parts of the design, however, Hooker provides the following descriptions.

Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993).

- Where data have been directly confirmed by archival or other research, those citations have been included.
- 31 The land had once been a part of Cooper’s Patent, granted to Judge William Cooper. A little less than a year later, Clarke would purchase an additional seventy acres in Lot #38.
- 32 Kate M. Gray, *The History of Springfield* (Cooperstown: The Freeman’s Journal Company, 1935), 195.
- 33 George Clarke Papers, Contract Document, July 1817, Box 33.
- 34 George Clarke Papers, Receipt, November 1817, Box 33.

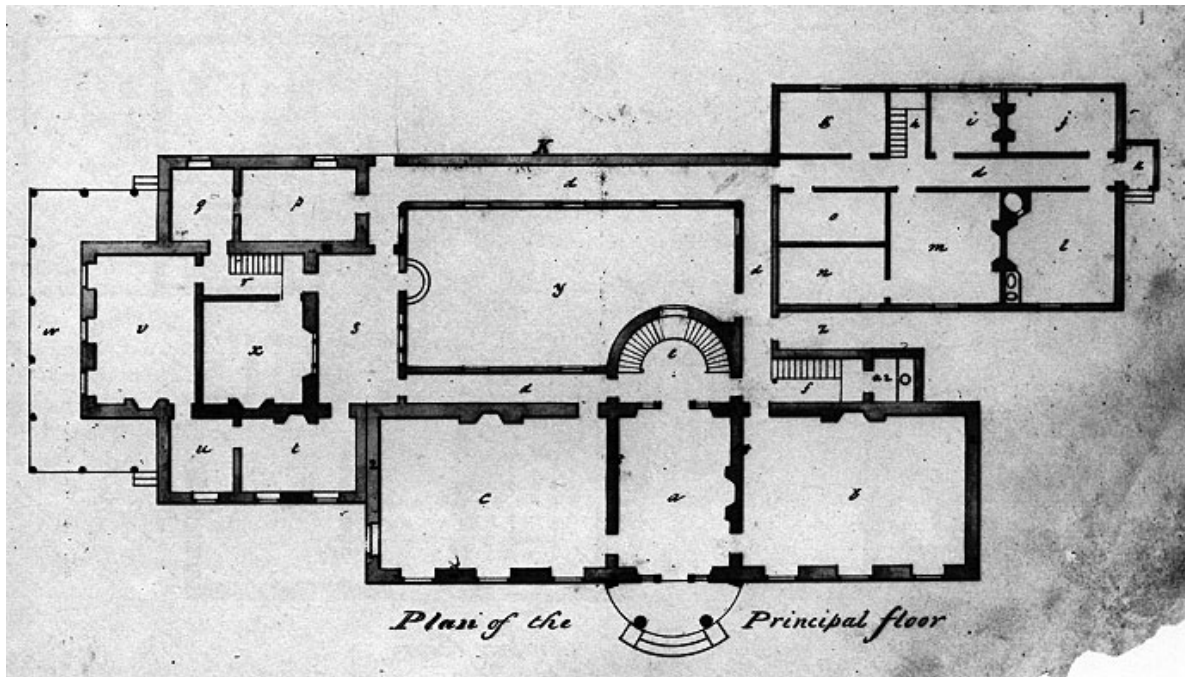


Figure 1.6: Hooker's drawings for the first floor of the Hyde Hall mansion, 1818 (Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 167)

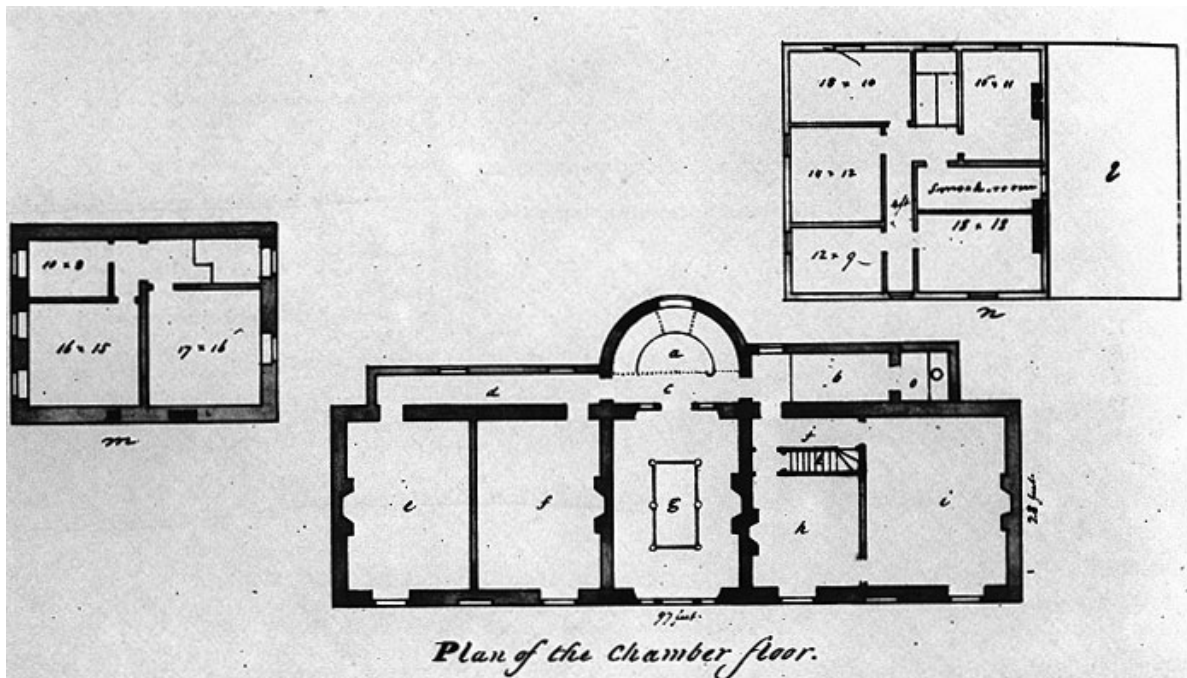


Figure 1.7: Hooker's drawings for the second floor of the Hyde Hall mansion, 1818 (Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 168)



Figure 1.8: Hooker's drawings for the "Lake Front" elevation of the Hyde Hall mansion, 1818 (Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 165)

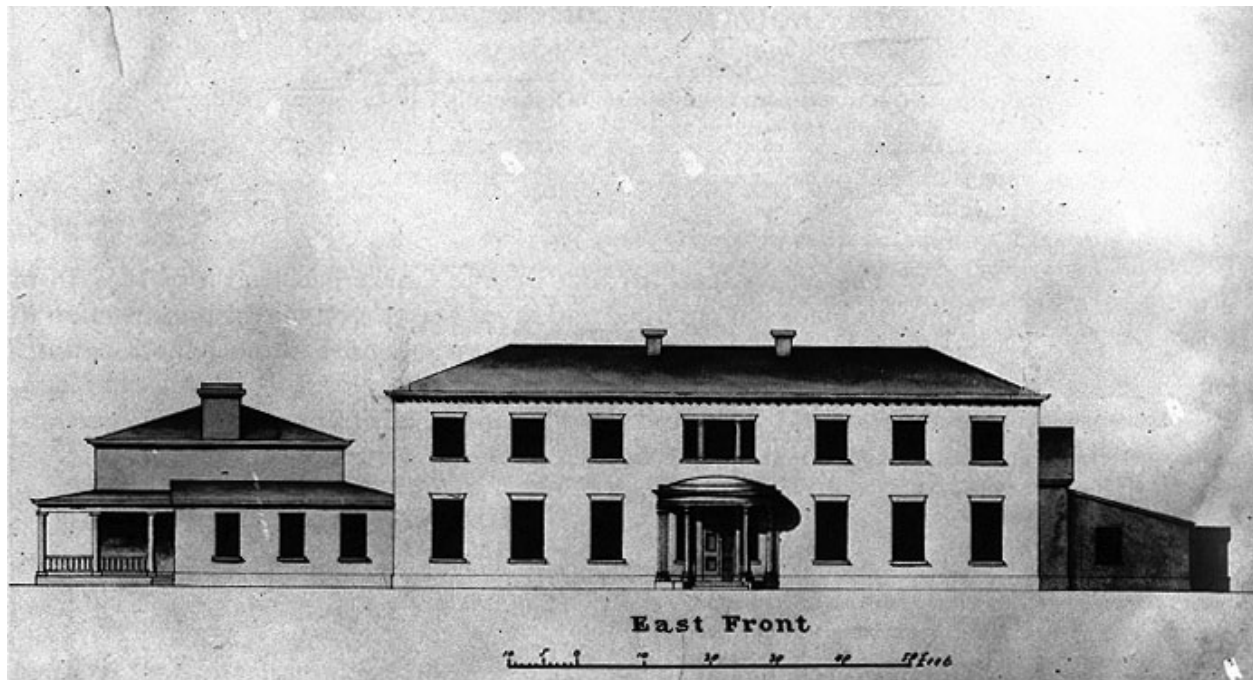


Figure 1.9: Hooker's drawings for the "East Front" elevation of the Hyde Hall mansion, 1818 (Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 166)

For the lake front:

This front commands a fine view of the lake, and the handsome village of Cooperstown, situate on its southern extremity, a distance of about eight miles—the eastern shore of the lake is some what indented, forming here & there a bold bluff, with intervening inclinations (?), in the most picturesque style, while the western shore rises in more gentle acclivities, which are under a good state of cultivation, with the exception of here & there a promontory to diversify the scheme, this forms a pleasing contrast to the wild luxuriousness of the opposite shore—it seems as tho' nature had formed this for an agreeable place of retirement.³⁵

And for the east front:

This view commands a view of the north east end of the lake and a rich vale extending several miles, through which, Mill Creek takes a devious course, beyond which are hanging farms, backed by a picturesque ridge, clothed with forest trees. The cultivated part of the Clarke's grounds, lie in this direction. This front extends ninety seven feet, and tho' plain will have a good appearance at a distance, from which it will generally be viewed. The offices which appear on either side of the drawing, are to be screened by planting. Elevated ground clothed with a thick hanging wood, will form the background, and a screen from the north west winds.³⁶

That Hooker should barely mention the actual design in each of these cases is telling. Perhaps he is pandering to the interests of client, trying to connect the sparse drawings with their greater context, or merely embellishing his designs with a bit of poetic flair. In any event, these captions make it clear that Clarke and Hooker were playing their designs off the beauties of the landscape, and evidently with some success.

Apparently Clarke was displeased with the plans, did not have the funds to realize them, or some combination of the two. Work commenced on laying the foundations that, according to Hooker's original scheme, mapped the layout of the "Great House," as it would be called. However, little other new work was done to the mansion for nearly a decade, although work would be undertaken elsewhere on the estate. Instead, Clarke devoted his attentions to the Hyde Hall landscape, specifically to the grounds immediately surrounding the portion of the house, the Stone Cottage, that had been completed by that time. During the late summer of 1818, considerable work was completed in ditching and scraping earth around the western edge of the house site. Earth was cut from the lower, southern slope of Mount Wellington and filled around the house site—and perhaps also around the marshy shoreline of

35 Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 166.

36 Ibid.

Hyde Bay—enlarging and leveling the natural terrace on which the house was located. As the major building components were mostly laid out by this time, one can assume that the focus of this work was intended to create a suitable lawn to foster a park-like setting for the mansion, rather than create space for additional foundational components. This activity would continue until at least 1820; to prevent erosion, cedar saplings were planted along the upper margin of the slope.³⁷ Another outcome of this extensive ditching was a sunken “ha-ha” fence, that cut a jagged swath through the forested hillside of Mount Wellington, several hundred feet from the house. While ha-has were generally intended to keep grazing animals within the bounds of a landscape park without impeding distant views, Clarke’s intention was likely to keep wild animals from the disrupting his landscape plans. In any case, this inconspicuous feature of the Hyde Hall landscape attests to Clarke’s planning foresight, as well as his familiarity with the tools of the picturesque trade.

In June of 1918, Hooker presented Clarke with a bill for designs for a garden house. While these designs have not survived, detailed receipts for the delivery of stone (by Asa Luce, July 1819) and general construction and building materials (Isaac N. Smith, September 1819) relate its general character: a small structure with a cellar of stone construction, brick walls faced with clapboard without and lined with plaster within, two paneled doors, and a large tripartite window. In the garden proper, trenches were dug for plant beds; a plank fence was cut, hewn, and installed; paths were possibly laid with gravel; and a variety of gardening tools were purchased.³⁸

Beyond the garden, an extensive drainage system was being created immediately to the northeast of the mansion grounds. Water runoff from Mount Wellington was diverted into a deep ravine, which curves south before draining into the northern shore of Hyde Bay. A wooden bridge was constructed over this ravine, providing access to points east. As the ground began to level out, an arched stone culvert was constructed, creating an enclosed drainage system that extended to the lake, and allowing for an uninterrupted ground surface above.³⁹

It was above this culvert that a portion of the walled garden was constructed. A steady flow of spring water would provide nourishment for plants, and would power the stone fountain that Clarke would

37 George Clarke Papers, Receipts, November 1918 and June 1919, Box 34.

38 George Clarke Papers, Various Receipts, 1818-1819, Boxes 33 & 34.

39 It can safely be assumed that the stone drain that lines the northern edge of the mansion lawn was also constructed during this period.

later have installed at its center. This extensive infrastructural system of roads, bridges, culverts, and walls is mapped out in a sketch, presumably drawn by Clarke himself circa 1830.⁴⁰ This sketch, and another of the garden layout, while no doubt wanting in detail and proportion, provide an accurate snapshot of the grounds as they would have appeared by 1820, and it is likely that these two drawings date from this earlier era. More specifically, it is possible that they coincide with Philip Hooker's visit to the site in mid 1818. Hooker's proposals of early 1818 having not come to fruition, he visited the site later that year, most likely to consult with Clarke on how to move forward. Clarke might have produced the drawings to communicate his vision of the estate with Hooker.⁴¹ A novel feature of the sketch, the "Fish Pond," most likely never materialized on the Hyde Hall landscape.

On February 19, 1820, Clarke received his first receipt for a bill of garden seeds.⁴² Clarke would prove to be an ambitious and diverse buyer of plants and seeds, and his purchases throughout the 1820s suggest that he enjoyed variety in his orchards, gardens, and lawns. Via agents in Albany, Clarke regularly received shipments from the country's most auspicious suppliers, including Grant Thorburn & Sons in New York and Prince Nurseries on Long Island. This early receipt, however, is a practical one: hearty staples such as various onions, carrots, and herbs. Clarke's later purchases suggest that he was probing for vegetable varieties that would suit his palette, or perhaps survive the intemperate New York climate. These regular outlays of vegetables and herbs were checkered with receipts for fruit and nut trees. The number of trees acquired was quite substantial (ranging from twelve to more than one hundred in a single purchase) and more than enough to furnish a small orchard as well as line the walks of Clarke's formal garden, as demarcated in his sketch of the same. In the final recorded plant purchase, in April of 1928, Clarke turned his attention to trees of a general landscape nature, including several nut-bearing, Ash, Laurel, and Oak varieties. Unfortunately, these have not survived in the Hyde Hall landscape.⁴³ Between 1820 and 1822, development activity on the site appears to have waned. A boathouse and

40 As it appears in the George Clarke Papers collection.

41 Two elements of the drawing support this theory. First, the boathouse and dock complex, believed to have been constructed circa 1820 on the small peninsula beneath the house terrace, is absent from the sketch. Second, in 1826-1827, the garden would be enlarged from a four- to a five-sided layout. In the sketch, it is square, suggesting that the sketch was created at least prior to these proposed changes.

42 George Clarke Papers, Receipt, February 1820, Box 34. See *Appendix A* for a complete list of seeds, plants, and bulbs purchased by Clarke between 1820 and 1833

43 Indeed, the oldest specimens to exist on the estate—Maples, Hickories, Willows, etc.—do not appear in records at all. If George Clarke were a careful and fastidious landscaper with a taste for variety and the faintly exotic, no physical trace of that has survived. See *Appendix A* for a complete list of recorded purchases, 1820-1828.

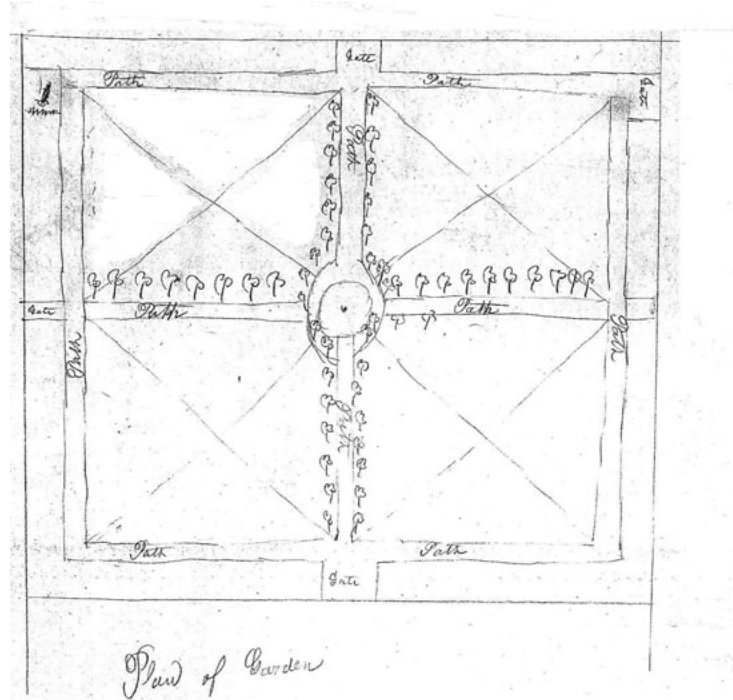


Figure 1.10: Initial "Plan of Garden," possibly drawn by Clarke (George Clarke Papers, Drawing, Undated, Oversize Folder 18)

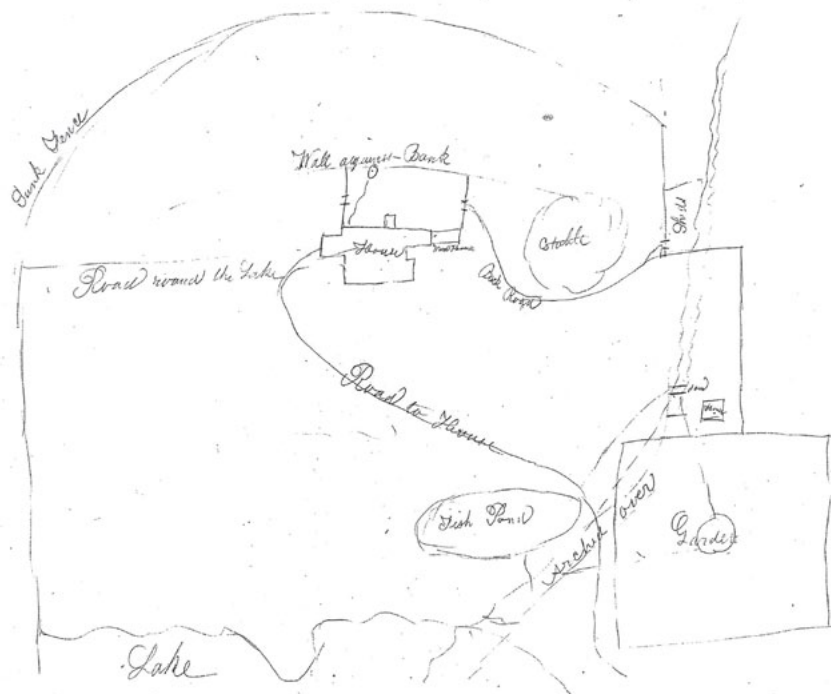


Figure 1.11: Mansion site landscape plan, possibly drawn by Clarke (George Clarke Papers, Drawing, Undated, Oversize Folder 18)

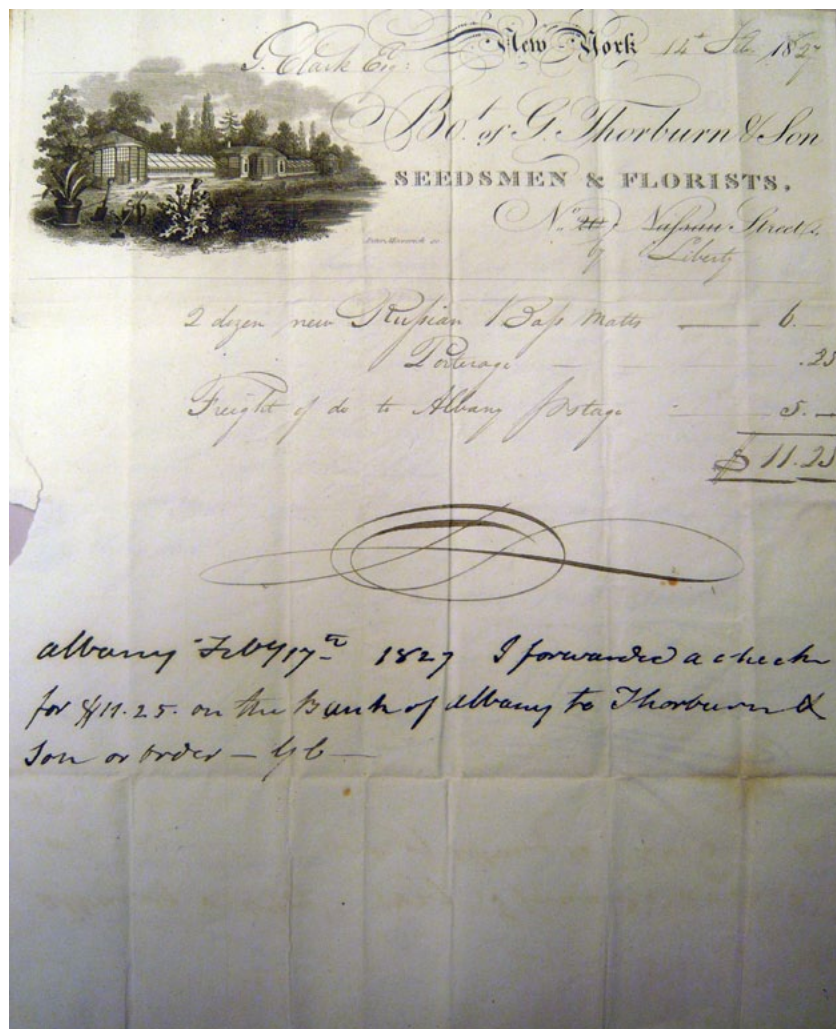


Figure 1.12: Receipt from G. Thorburn & Sons for Russian Bass Mats (used for retaining moisture and sheltering delicate plants) for Clarke's garden (George Clarke Papers, Receipt, February 1827, Box 39)

dock were constructed in April of 1820.⁴⁴ The boathouse was shingled, with five windows and a set of double doors; Clarke equipped it with two barges, a rowboat, and a small sailboat. Its exact location is unknown, but the small peninsular site (now named Clarke Point) on the northern extremity of Hyde Bay suggests itself as an ideal site, and an extant road would have linked it to the house above. A few other bills and receipts suggests that work was being completed, including ditching and road building, but vague descriptions (one reads: "for cutting ditch in meadow") make it difficult to pinpoint the exact nature, extent, and location of activity, if it took place within Hyde Hall at all.

44 George Clarke Papers, Receipt, December 1821, Box 36.

By 1822, few of Hyde Hall's monumental structures had materialized on the estate. Although that is not to say that construction activity was limited; 1817 to roughly 1820 was the busiest, if most haphazard period of construction. In addition to prepping the landscape for access, inhabitation, and art, many temporary and service structures were thrown up about the estate, either, first, to assist in building activities or, second, to provide services that would later be replaced by more permanent facilities. Of the former category, this includes a lime house (1818, to store or perhaps refine lime delivered to the site) and a timber-framed workshop at the tenant's residence. Of the latter, there was constructed: a "cart hovel" (1818; this structure, however, would last well into the twentieth century, and its stone foundations are still visible on the site), a kitchen building (1819, an elaborate, timber-framed structure designed by Hooker), a tenant's residence built of stone (1818-1819, with repairs made 1826-1827, and probably the same "Stone Tenant House" house as now exists),⁴⁵ and various storage and service buildings (including a vegetable cellar) at said residence.

Of the buildings constructed during this period, several were of a more substantial, permanent nature. There was the "Stone Cottage," which would be remodeled on the interior but retain its exterior form. In addition, there was the coach house and stable building (1817-1818; designed in a formal, tripartite arrangement with a large central bay and two flanking wings), the boathouse and dock, and the small garden pavilion.

PHASE II: A LULL IN DEVELOPMENT, 1822-1824

On January 19, 1823, Clarke received a receipt from Timothy Jarvis, recording the payment of quite a large bill for work completed over the previous several years. This work includes construction of the stables and various other outbuildings, landscape work including ditching and scraping, and most of the work necessary for laying out and enclosing the formal garden.⁴⁶ While some records of activity from these years do exist, this period in history was an obscure one in the development of Hyde Hall. Anne would give birth to another George Clarke on July 7, 1822. Not only would George, Jr. become one of the few of their children to survive into adulthood, he would also become the namesake and heir of his father.

45 Anecdotal history also dates this structure to the 1840s, which aligns with the construction date of the Home Farm, a tenant farm adjacent to Hyde Hall, and presently in the possession of the Thomas Clarke Family.

46 George Clarke Papers, Receipt, January 1823, Box 36.

After the first frenzy of development had slowed after the early 1820s, it would take a reinvigoration of funds—obtained from the death of Clarke’s father and his inheritance of the family’s lucrative Jamaican estates—before the second phase of building could commence. The work that was completed was mostly of a tertiary nature. For example, in 1823, the existing dock was expanded and a road was constructed to connect “...the bridge to the end of the orchard.”⁴⁷ Although the location of both entities is unknown, it is likely that the receipt refers to the bridge spanning the stone culvert to the location of the orchard as it existed in the twentieth century, splayed along the lower southeastern slope of Mount Wellington. In 1822, a privy, washhouse, and dairy were constructed near the manor house. The privy was intended for women’s use, and was located directly northwest of the Stone Cottage. The dairy has since been destroyed, and its exact location is unknown. Of these structures, the washhouse still exists; it stands in a line some several dozen feet northeast of the Great House. A stolid stone building with a gabled roof, and also incorporating the men’s privy at the time, the washhouse was later converted to serve as the house’s laundry facility.

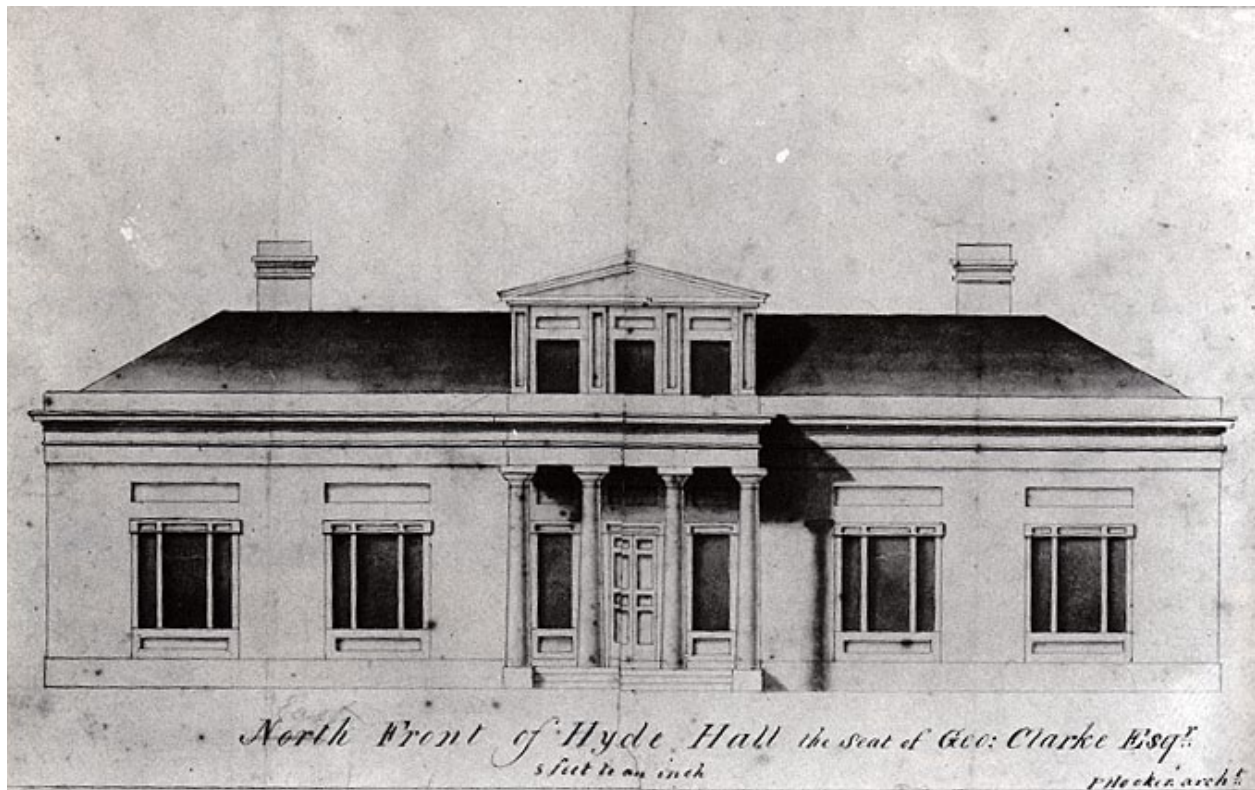


Figure 1.13: Hooker’s revised design for the Great House façade, 1827 (Mary Raddant Tomlan et al., ed. *A Neat Plain Modern Style: Philip Hooker and His Contemporaries* (Amherst: University of Massachusetts Press, 1993), 230)

47 George Clarke Papers, Receipt, October 1823, Box 36.

PHASE III: CONSTRUCTION OF GREAT HOUSE AND GARDEN IMPROVEMENTS, 1824-1832

After the death of Clarke's father in 1824, his income was increased the proceeds of his inherited sugar plantations, but it was not been the windfall that Clarke might have expected. In March of the following year, Clarke received a letter from the London agents who managed the estates, relating the reduced income and greatly diminished value of the estate, largely arising from poor crop yield, reduced prices for sugar crops, and an agitated slave population.⁴⁸ Nevertheless, Clarke pressed on with Hyde Hall, and during the course of the next seven years enacted many of its most formative changes.

By 1827, he had again commissioned Philip Hooker to design a suite of formal rooms for the mansion. Considering the foundations had been already laid for the previous iteration, Hooker's hands were tied as to the situation and size of the monumental block of formal rooms. These foundations also represent a considerable undertaking in earth movement, to level the ground for the foundations themselves, as well as create a smooth lawn from which to "present" the mansion to best advantage. It would be several more years before these new, and final, designs were realized.

Between 1825 and 1828, Clarke's attentions would be directed toward the landscape. Most of the projects were of a basic nature: cleaning up the swamp, carrying dirt down from the hill (possibly to fill areas around the swamp and shore), various purchases of seeds and fruit trees, as well as various road construction projects. Of the latter, the considerable sum of 350 dollars was spent building the estate's principle drive—"To making road on the Turnpike from Cooper's Town through George Clarke's Lot"—executed by John Bailey. It is unclear where the road was cut, or exactly how long the work lasted, but the receipt suggests it was quite a lengthy endeavor. April 1820 is the first mentioned date, and from 1823-1824 Bailey was put up in a house owned by Clarke.⁴⁹ Clarke paid for the construction of two other roads in the same year, both by Gabriel Dutcher. The first is included in a receipt for work done leveling and draining the hill near the orchard,⁵⁰ the second for "...making road through the orchard along the...field & meadow to the bridge by the small creek..."⁵¹ This latter receipt mentions an important component of the Hyde Hall landscape. At least two bridges were constructed this period. One was built to span the ravine connecting the mansion grounds to points northeast, and the second to span Shadow Brook as it snaked past the estate's main drive. The nature of the receipts regarding the construction of these

48 George Clarke Papers, Letter, March 1825, Box 37.

49 George Clarke Papers, Receipt, July 1825, Box 38.

50 George Clarke Papers, Receipt, October 1825, Box 38.

51 George Clarke Papers, Receipt, November 1825, Box 38.

bridges makes it difficult to pinpoint their exact builder or designer. Various parties supplied lumber, including the Gilchrists themselves. The covered bridge spanning Shadow Brook was constructed on or around 1825. Structurally, it is composed of segmented, timber arches connected with a pair of x-panel trusses, a design patented by Theodore Burr merely ten years earlier. A secondary framing and rafter system supports wooden clapboard walls and a gabled, shingled roof.⁵²

In addition to the roads and bridges that would serve to connect the various pieces of the estate, a number of structures were built during this period that would aid in its upkeep and management. During this period a gatehouse, a woodhouse (near the woods behind the carriage house and stable), a granary and hog house, a cow barn and horse stable, a chicken coop, a rabbit's hutch (these all constructed at the tenant's house nearby), an ice house (near the manor house), a poultry house, a cider mill with an apple press (these two constructed on either side of Shadow Brook at the point of the covered bridge), and lastly a cheese house (also located at the tenant's residence) were erected. These structures cemented Hyde Hall's ability to function as a working, gentlemen's estate. Most have not survived to the present, leaving some mystery as to their exact size and location. One of the more substantial buildings in the preceding list is the cider mill. Not only was it quite large—a three-gabled configuration measuring twenty-six by fifty-six feet, and built at least partly of stone—but it suggests that the estate was yielding enough fruit to make processing a harvest worthwhile.⁵³ Another important component in the landscape was the gatehouse. Around 1825, the road running along the eastern shore of Otsego Lake became its eponymous turnpike, connecting the Second Great Western with the Cherry Valley Turnpikes. According to tradition, the gatehouse was used to house the toll collectors, as well as travelers along the turnpike. It would be several years, however, before the gatehouse's idiosyncratic central dome was installed, creating some confusion as to whether this 1825 gatehouse was only modified, or completely reconstructed, in the early 1830s, to become "Tin Top."⁵⁴

While these structures were being built in other parts of the estate, Clarke managed to focus some attention onto a more aesthetic endeavor. Between 1826 and 1827, the walled, formal garden was redeveloped into a larger and more elaborate configuration. For this iteration, too, Clarke sketched a basic plan: an irregular

52 Lola Bennett, "Hyde Hall Bridge, HAER No. NY-330," (Written Historical and Descriptive Data, Historic American Engineering Record, 2002), 4-5.

53 George Clarke Papers, Receipt, August 1827, Box 39.

54 Tin Top has undergone several additions and modifications since its initial construction. For an excellent analysis of the historical development of Tin Top, see: *Report on Tin Top*, Cooperstown Graduate Program, Peter Stevenson and Aileen Winkopp, June 1968, written prior to its relocation in 1974.

pentagon laid over the original square plan. The new design is anchored on the western corner of the underlying square (as indicated by a north arrow on the sketch), but otherwise shares only two common edges and the central pool with the previous design. The garden wall was reconstructed in fieldstone. A new brick-and-plaster garden house was built, as well as a seed chest, a box for the garden pump, and various work done on drains and piping.⁵⁵ The decorative fountain was rebuilt as well. In the sketch, four paths radiate from the central node, suggesting a requisite four gates punctuating the stone wall, although these receipts have been buried in the many other purchases made for the estate. What is clear is that Clarke continued to regularly purchase seeds, bulbs, trees, and other plants—both decorative and practical—with which to fill his newly enlarged garden.

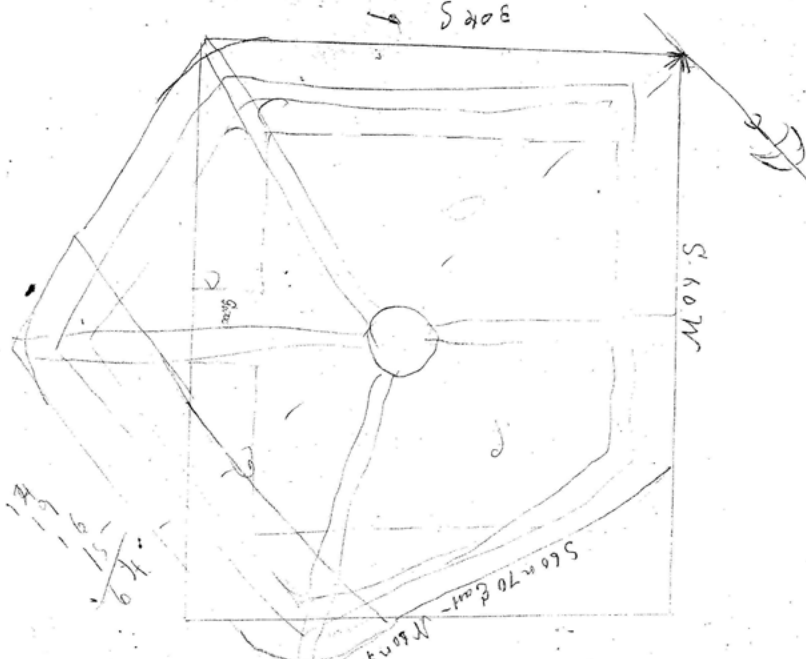


Figure 1.14: Revised garden plan, possibly drawn by Clarke (George Clarke Papers, Drawing, Undated, Oversize Folder 18)

Between 1829 and 1832, Hyde Hall gradually assumed the form it has today. These were expensive years for Clarke: not only are his papers full of receipts for construction sundries like bricks, lime, and glazing, but also for more luxurious purchases. In 1829 alone, he spent several thousand dollars on jewelry (including a gold seal and gilt frame for his land agent, Richard Cooper), furniture, and even a cask of the famous Château Margaux wine. Most of the work in erecting the “Great Rooms”—from the top of

55 George Clarke Papers, Receipt, August 1827, Box 39.

the water table to the line of the cornice, as he writes—was completed by Lorenzo Bates throughout 1829.⁵⁶ Over the next several years, finishing details were installed, from the very rough (installing lead piping for the forced air system, laying tin sheets on the roof)⁵⁷ to the very fine (carving ornaments in the great rooms, applying an oak grain strié to the interior woodwork, etc.). As the house was expanded, so was the “natural” terrace that formed its grounds. The earth was further shaped, especially around the boundaries of the forest, to create a lawn suitable for the mansion’s aesthetic needs.

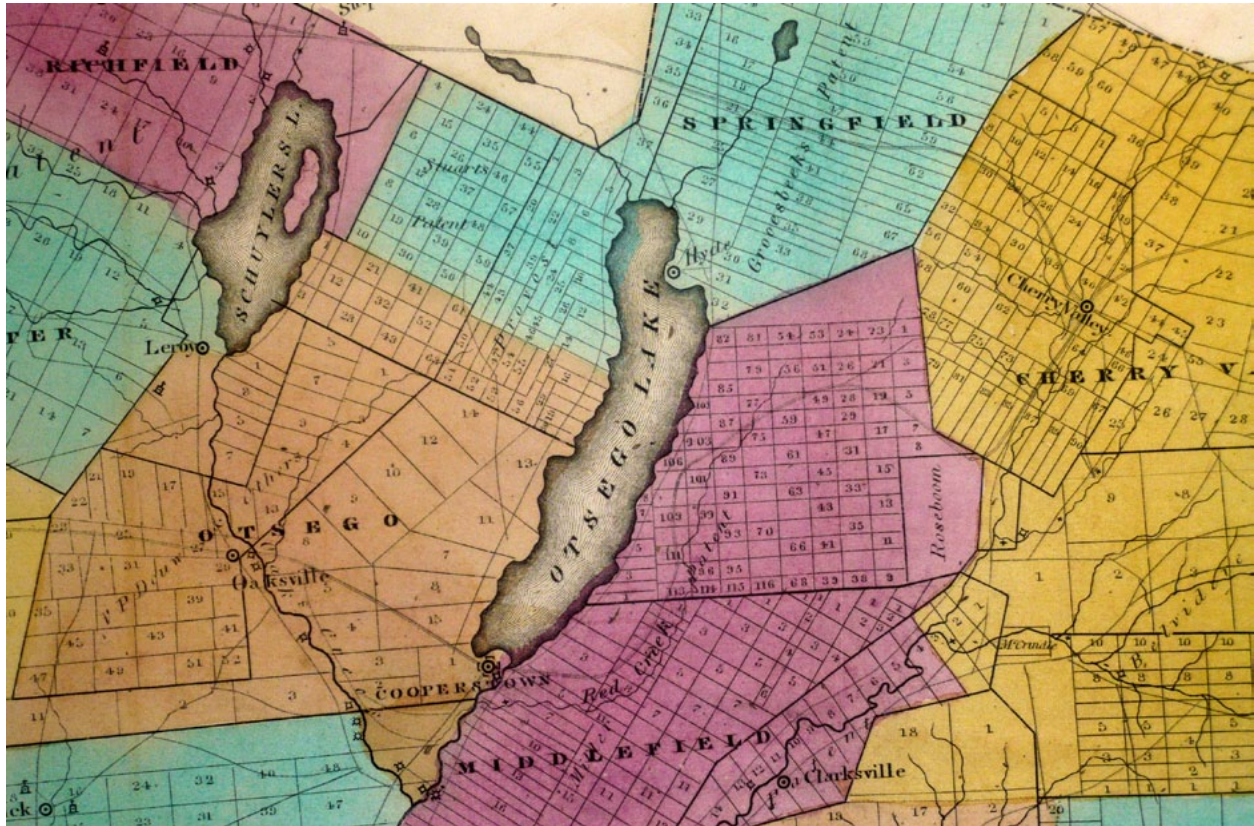


Figure 1.15: Detail, Map of Otsego County showing “Hyde” estate (David H. Burr, Atlas, State of New York (New York: D. H. Burr, 1829), 52.

PHASE IV: IMPROVEMENTS AND FINISHING TOUCHES, 1832-1835

Between 1832 and 1834, while the work on the formal block was drawing to a close, the final building campaign was completed, the expansion of the service wing to the rear of the long passage enclosing

⁵⁶ George Clarke Papers, Receipt, January 1930, Box 40.

⁵⁷ The roofs of both the Great House portion of the mansion and the dome of the gatehouse were “tinned” between 1833 and 1834, creating some overlap in the receipts for tin sheets and application. Regardless, applying tin sheathing to the elaborate geometry of the gatehouse dome was an arduous task, and it is from this condition that “Tin Top” receives its name.

the courtyard. As the kitchen proper had long been completed, this addition would unify the service wing into a horizontal mass of rough-cut stone, and provide greater enclosure to the paved courtyard within. Several landscape initiatives of a miscellaneous nature were completed: stone gateposts were purchased and installed in several locations; land continued to be graded and cleared; and lengths of wood-post fencing were erected around the estate.

The only significant landscape feature to be erected during this period was the family burial vault, constructed throughout 1832. The vault was cleverly lodged within a steep bank—when completed, its arched roof was effectively obscured by the continuous grass lawn above. The vault was designed in a stark classicism appropriate to such a structure. While constructed of brick within, its exposed façade is clad in massive blocks, pierced with a single rectangular opening, and surmounted with a pedimented roof. Within the pediment, an incised cross forms the structure's only decoration. While the vault was invisible from the mansion house, its prominent location along the drive connecting the dock to the house suggests that it was an intentional feature of the entry sequence. Its pristine design and monumental construction only serve to reinforce that notion.

Of the considerable building materials required to construct Hyde Hall, most came from the immediate vicinity, and many from the estate itself. Most of the supplies and skilled craftsmen (carpenters, masons, etc.) originated from Otsego County, especially the towns of Springfield, Cherry Valley, and Middlefield. Lumber was cut from the slopes of Mount Wellington, and milled elsewhere. Raw materials for bricks, including sand and clay, were sometimes gathered on site and fired nearby. Limestone for the mansion's façade was quarried at various locations in Otsego County, then cut by skilled stoneworkers to give it its smooth, ashlar face. Many finely finished construction supplies, such as Clarke's marble fireplaces, were shipped from urban centers like Albany or New York. Clarke took advantage of his extensive tenant farm holdings to house his workers, exchanging goods and services for rents. While he sometimes paid others in cash, Clarke often provided payment in goods, especially "hollow ware" (cast ironware) manufactured at foundries in Taberg, in which Clarke held a stake.⁵⁸

Building activities would continue until Clarke's death in 1835, but with this final campaign behind him, Clarke could now divert his attentions to the splendors of his estate, the necessities of his position as a landowner and rent collector, and the tending of his family. He continued to purchase plants,

58 Martin Rykel, "Building Hyde Hall, 1817-1835" (Master's Thesis, Cooperstown Graduate Program, 1996), 27-38.

including an abundant variety of lilies, roses, and other showy flowers listed in an 1834 receipt.⁵⁹ In 1834, arrangements were made for the wedding of his daughter Anne (one of two surviving children from his marriage to Anne Cooper, and then aged only sixteen) to Duncan Pell. In that same year, George, Jr. (then twelve) was enrolled in the Albany Academy.⁶⁰ Clarke entertained lavishly, and received a number of distinguished guests, who reported favorably on the fine situation of the house, the beauty of the surrounding landscape, and the cordial hospitality of Clarke himself.

In the summer of 1834, the Irish stage actor Tyrone Power was entertained by Clarke for several days. Power kept a record of the stay, which would later be published in his popular travelogue *Impressions of America, During the Years 1833, 1834, and 1835*. His descriptions of Hyde Hall and Cooperstown in this period are so charming and evocative that it is worth quoting them at length here:

About two o'clock we reached the neat little village called Cherry Valley, and, in a couple of hours after, entered upon the well-kept domain of Mr. C--e. The view of the lake and mansion, as it is approached from the main road, is exceedingly good; and, when the spirited proprietor's tasteful designs shall be completed, will have no equal in this country.

Our reception at Hyde-hall was as hospitable as heart could wish. It was the birthday of our host's son; and we found a large party assembled, amongst whom were three or four remarkably handsome women. Otsego, or, as it is commonly called, Cooper's-Town Lake, has been best described by the novelist of that name, in, I think, his admirable American book, "The Last of the Mohicans." He looked upon it with the eye of a poet and the love of a son; for he was born and passed his boyhood upon its banks, and in the pretty town reflected in its clear water the name of his father is perpetuated. The son has founded his name upon a yet surer basis: towns may fall as they have risen, and their founders be forgotten; but the pleasure we derive from genius enshrines its possessor within our hearts, and transmits his name to be a household word amongst our children. Ages may pass away, and empires may flourish and may fade, but the hand of a Cicero will ever be found to pluck the weeds from the tomb of an Archimedes!

This mansion, at which I continued for three or four days, is built upon a natural terrace, part of a fine hill that juts out into the lake, and creates a little bay that laves its south side, and forms a safe harbour for the boats of the family, in one of which I remember to have had the pleasure of making an exploring cruise under the infliction of as pitiless a shower as ever a party of fair voyagers was pelted by.

On either hand range the bold finely-timbered hills by which the lake is bordered, until, gradually rounding at the southern extremity, it affords space for one of the neatest little towns I ever visited, and whose white buildings and glittering vanes give a charming termination to the view

59 George Clarke Papers, Receipt, April 1834, Box 44.

60 Incidentally, another Hooker-designed building.

from Hyde, from which it is distant some eight or nine miles; but the character of the vista, and there being only water between, makes it look nearer by half this space.

On Monday, June 30th, after abiding three cold, wet days, quitted Mr. C--e's family, drove along the bank of the lake to Cooper's Town, and thence took stage for Utica, accompanied by my young Whig companion, who now had the field of politics to himself; for our Tory friend had turned upon his steps for Albany.⁶¹

Charles Murray visited the site in the summer of 1836, and was received by the newly widowed Mrs. Ann Clarke. Murray was an English diplomat who, like Power, recorded and published his travel experiences abroad. His impressions were as follows:

Otsego is a beautiful sequestered lake, and all the neighborhood is classic ground, being the scene of one of the American novelist's best tales, and at the same time that of his own residence. At the upper end of the lake stands Hyde Hall, the seat of the late G.C. Esq.; an English gentleman who settled in this country and built here a house more resembling the good English 'squire mansions than any which I have seen elsewhere. Here I remained several days, upon a visit to his widow Mrs. C. and others of his family, and must use the tautology common to every candid traveller [sic] in America, when I say that I was most hospitably and kindly received.

The house, which is a plain, Grecian, stone building of large dimensions, contains some very handsome rooms, and commands a splendid view of the lakes and the surrounding hills and woods; while in the distance, over the water, the neat white houses and spires of Cooper's-town emerge from the green and gently sloping shores. Among the inmates of the house, was a daughter or our hostess; she had been married two years, and been a mother one, yet she had all the youthful animation, glee, and beauty of sixteen. In such company, fishing, rowing, walking, and riding, made the time pass so quickly, that I was obliged also to remind myself that I was a traveller [sic], and not a sojourner.⁶²

Murray also visited the estate of Dr. David Hosack and it is interesting to note the distinctions. Whereas the description of Hyde Hall focuses on the house and hospitality of the Clarkes, that of Hosack's estate is wholly concerned with much more famous landscape (see *Chapter 4* for greater discussion of the significance of this tie). Regardless, these accounts tap into the scenic appeal of Hyde Hall, even if the fine view and imposing mansion generally trump Clarke's picturesque endeavors.

61 Tyrone Power, *Impressions of America, During the Years 1833, 1834, and 1835, Volume I* (London: Richard Bentley, 1836), 365-367.

62 Charles Murray, *Murray's Travels in North America, During the Years 1834, 1835, & 1836, Volume II* (London: R. Bentley, 1839), 352-353.



Figure 1.16: Samuel F. B. Morse's Portrait of Clarke, 1829 (St. Louis Art Museum)

GEORGE CLARKE AND THE PICTURESQUE

In 1829, Clarke commissioned Samuel F. B. Morse to paint his portrait, seated before Hyde Hall, then just entering its third phase of construction. Morse, who would later become famous for his career as an inventor, was then toiling to secure a living as an artist. In 1829, however, he was poised at the peak of his career, seeking to cement his reputation as a portrait painter, capitalizing on the success of his well received portrait of Lafayette, in 1825.⁶³

⁶³ Some of his success may be ascribed to James Fenimore Cooper, the novelist and distant relative of

The portrait of Clarke is typical of an English gentleman of that generation. Clarke is seated in a nondescript room, surrounded by the trappings of the landed aristocracy: a table before him is littered with leather-bound books and sheaves of papers, and scarlet damask curtains billow down around him. But the focus of the portrait is undoubtedly the Hyde Hall mansion. It is framed in the upper left side of the painting, viewed from the southwest, and radiantly lit from the south. While the Stone Cottage is presented accurately, the grand façade of the Great House (then under construction) is shadowy and nondescript, suggesting that Morse was painting partly from life, and partly from a description or drawing of the structure. In any case, the composition makes full use of the building's rugged profile, accentuating its geometry against the softer backdrop of the landscape: the sloping lawn and curiously sparse Mount Wellington.

If Clarke endeavored to highlight the picturesque appeal of Hyde Hall—as his Morse portrait indicates—it is important to consider how his understanding of the picturesque tradition was shaped. He had, of course, been familiar with English landscape parks, including his own of Hyde at Cheshire. Since his arrival in America, Clarke was obliged to cull his landscape and gardening knowledge from published sources, both literary and of the trade, as evidenced in books that he purchased relating to gardening and landscape architecture. Clarke displayed a keen interest in his library, and from his papers one may assemble a comprehensive list of the works he purchased to stock its shelves. Most of his purchases are typical of a gentleman in his position: volumes of law, history, biography, theatre, etc. He showed a fondness for Scott and Byron. But his purchases also reveal an interest in the management and design of his estate. As early as 1821, he purchased several husbandry books. In 1825, a receipt lists both *Young's Farmers' Calendar* and *Maine's Gardens*. The former, published first by English agricultural writer Arthur Young in 1771, was a popular manual of farming and gardening, but written for English landowners. The latter, allowing for a slight error of transcription, is Bernard M'Mahon's (pronounced Mc-Maine) *The American Gardener's Calendar*, first published in 1806. M'Mahon, a Philadelphia nurseryman and gardener, was something of an expert on the subject—he had assisted in cataloguing plants collected by Lewis and Clark—and intended to publish his knowledge, accommodating for the American soil,

Clarke. Cooper and Morse were close companions, and they moved in the same artistic and literary circles in New York and abroad. It would be Cooper who, five years later, would encourage Clarke to purchase Morse's most notable work, the Gallery of the Louvre, although to Morse's dismay, Clarke was able to acquire it for little more than half the asking price. This disappointment was one of a series of setbacks that would quell Morse's artistic ambitions, and by 1840 he had abandoned the profession altogether. David Tatham, "Samuel F.B. Morse's Gallery of the Louvre: The Figures in the Foreground," *American Art Journal*, Vol. 13, No. 4 (Autumn, 1981), 38-48.

climate, and gardener himself.⁶⁴ One can assume that Clarke, wanting to ground himself with a thorough knowledge of the subject, with perhaps some understanding of the differences between American and European practices, looked to these two popular manuals.

Several months later, Clarke's purchases reveal his intentions to be more sophisticated than those of the average country gardener. In December, a receipt from the same bookseller lists John Plaw's *Ferme Ornée* and Thomas Wilmot Downes Dearn's *Designs for Lodges*. The latter, first published in England 1811 and again in 1823, was the first architectural pattern book devoted solely to lodge design. That Clarke was aware of its publication reveals not only a minute interest in the architecture of his estate, but also that he stayed current with the England vanguard of architectural literature, despite having departed some twenty years prior—or, perhaps that he was graced with good informants.⁶⁵ Dearn's lodges were architectural follies, designed to herald the entrance to an estate. They were generally small, with enough room for a single gatekeeper or small family in which to live (although some were quite elaborate) and dressed in the garb of the "gothic, cottage, and fancy styles." None of the designs included, however, bears even the slightest resemblance to Tin Top, leaving one to wonder at the provenance of its unusual design. John Plaw's *Ferme Ornée* is more diverse in its offering of agricultural structures—"Suited to parks, plantations, rides, walks, rivers, farms, etc...Calculated for landscape and picturesque effects."⁶⁶ Plaw's first edition had appeared in the 1790s (although Clarke's likely dated from 1823), but the idea of a *ferme ornée*—or ornamental farm—had been coined in the early eighteenth century. The idea must have appealed to Clarke. As the *ferme ornée* worked within the physical elements of existing, working farms, it evaded many of the highbrow conceits of the picturesque genre. Ornamented farms usually supplanted pastures, kitchen gardens, and enclosed fields with gentrified versions of the same. The resulting landscape was charming but not delicate, pastoral but not rough, and—perhaps most significantly for landowners—effective but not exorbitant.⁶⁷ Plaw's book offers a range of agricultural structures, including barns, privies, gates, and lodges, all in austere, geometric styles. He also includes a variety of schemes for concealed, "ha-ha" fences, a variant of which Clarke would employ along the lower slope of Mount Wellington.

64 Ann Leighton, *American Gardens of the Nineteenth Century* (Amherst: University of Massachusetts Press, 1987), 67.

65 It is now known whether Clarke ever returned to England after he took up residence in the United States, but there is no evidence to suggest that he did.

66 John Plaw, *Ferme Ornée* (London: J. Taylor, 1823).

67 William A. Brogden, "The Ferme Ornée and Changing Attitudes to Agricultural Improvement," in *British and American Gardens in the Eighteenth Century*, ed. Robert P. Maccubbin and Peter Martin (Williamsburg: The Colonial Williamsburg Foundation, 1984), 39-43.

The following year, Clarke enquired after “Loudon’s Flora,” an obscure citation most likely referring to John Claudius Loudon’s 1825 edition of the *Encyclopedia of Gardening*, (much revised and republished from the previous, 1822 edition), which Clarke would actually purchase several months later. Loudon would establish himself as the scion of garden enthusiasts, both amateur and professional, in England—not only a recognized tastemaker, but also a prolific writer. As the title implies, the book’s scope is encyclopedic. Incidentally, the book’s survey of English estates includes the Clarke Family’s own in Cheshire: “Hyde Hall—near Hyde-Chapel; George Hyde Clarke, Esq. The house ancient, and the grounds picturesque and elegant.”⁶⁸ As George Clarke had already built and rebuilt his own garden by this time, he likely purchased the work for his innate interest—and for the pride of his ancestral estate being mentioned—rather than for immediate application.

Clarke’s final purchase relating to landscape architecture appears in 1833, in a receipt for a book listed only as “Prince Puckler.” Prince Hermann Ludwig Heinrich von Pückler-Muskau was a Polish nobleman, famous throughout Europe for his widely circulated travelogues. In his private life the Prince was something of a rake, who burned through several fortunes in converting his private estate into a picturesque pleasure park. To supplement his income, he published his diaries of England—written during a trip made ostensibly to find an English heiress to wed—and later Africa. If Pückler-Muskau was a decadent, he was hardly a dilettante. His critique of English estate landscapes is canny and authoritative, and his 1834 book, translated as *Remarks on Landscape Gardening*,⁶⁹ is still considered a standard text of the period. Clarke’s purchase likely refers to Pückler-Muskau’s *Tour of a German Prince*, translated from the German in 1831-1832, a widely successful book in late-Georgian England, if made somewhat scandalous by its frank impressions of English society and notables.

If Clarke’s garden library was not extensive, it certainly reveals a dedicated and up-to-the-minute interest in the trends of English architecture and landscape design, and one that needed to adapt itself to the stringencies of the New York climate and marketplace. If Clarke was working with limited means and manpower, he certainly was blessed with a matchless site. In Loudon’s *On Country Residences*, published much earlier in 1806,⁷⁰ he describes an ideal site for a particular type of estate:

Suppose a situation by nature grand or sublime. This estate is very extensive. The surface of the ground intended for park, does not consist so much of undulations or abruptnesses, as of large

68 John Claudius Loudon, *Encyclopedia of Gardening* (London: Longman et al., 1824), 1081.

69 Also translated and published as *Hints on Landscape Gardening*.

70 Clarke may have been familiar with this work as well.

plains, broad swells, and wide vallies [sic]. It is bounded, on one side, by a range of immense mountains; and, on the other, washed by the irregular shore of the ocean...Near the centre, in the most striking site, let a palace or castle be built, of large dimensions, with an extensive front looking towards the sea. Place the wood, not in small groups and single trees, but in massy thickets and dark forests...Thus: at the extremity of the estate, on the side of the highway, let two lodges be placed, of considerable dimensions, and at a proper distance from each other. Let the gate between them be of ample size; and from thence let a broad road or forest proceed, until, at last, it begins to ascend from the vale, and, bursting from a thicket, the castle itself appears to view, embosomed in wood and backed by the amphitheatre of mountains.⁷¹

This description could have been copied directly from Hyde Hall—the swells and valleys, the water views, the highway-side lodges, the sudden reveal of the hilltop castle. It also, indirectly, explains the relative dearth of tree purchases recorded by Clarke. Great English landlords would blithely plant tens of thousands of trees for creating a suitable “treescape” to punctuate their lawns and frame their views. In a prototypical design by William Kent or Lancelot “Capability” Brown (both tastemakers for their respective generations), foliage would be organized in groves or belts, dispensed throughout an undulating lawn. Specimens of great distinction—a European Beech, or a Cedar of Lebanon perhaps—could be employed to great advantage as a focal point. Clarke, however, managed with a few hundred trees. Of these, most would be dedicated to fruit harvest, either lining the walks of his formal garden, espaliered against its stone walls, or planted further afield in a dedicated orchard. A formerly agricultural site with great topographic variation, as Hyde Hall, would have naturally provided the suitable foil of “large plains” and “massy thickets” for which Loudon advocated.⁷²

The one circumstance that Clarke’s purchases do not explain is the avenue of Sugar Maple trees that line the estate drive from Tin Top to the covered bridge. Upon entering the estate, one is immediately thrown beneath this canopy, a lovely and effective means of enforcing the transition from the public toll road to the private park.⁷³ After exiting the covered bridge, the visitor would be met with the double reward of a view up the hill towards the imposing stone mansion, or along the flats to the radiant waters.

71 John Loudon, *On Country Residences* (London: Longman et al., 1806), 602-603.

72 It is also worth considering the contradiction between the larger cultural landscapes of America and Great Britain at this time. Britain, whose “wild” landscape had long been a consciously preserved commodity, turned to the picturesque as a social and aesthetic reaction against increasing cultivation, enclosure, and urbanism. America, in contrast, was overwhelmed by the majesty and extent of its untamed wilderness. While the American picturesque movement of the 1830s to 1860s certainly imprinted much of English naturalism upon its own aesthetic ideals (not to mention its actual landscape), the two factors were working with clearly disparate palettes.

73 As we have seen, a rather more forceful instance of this scheme existed at the Hyde estate in Cheshire.

As Tyrone Power's account relates, the main drive afforded a fine view of both. Not only did the maple avenue create this delightful moment in the arrival experience, but it also added some variety to an otherwise straight and featureless drive. This latter element, the unswervingly regular approach drive, is enigmatic considering the design precepts of picturesque estate design, which advocated for irregular curves that created variety and interest en route. Surely, a winding drive could be sacrificed for an axial avenue with an appropriate focal point at its termination, but the drive at Hyde Hall provides neither. Rather, it terminates by branching unceremoniously to two minor drives that head toward the vicinity of the dock or the stone tenant house, both of which circle back to meet on the mansion grounds. One must assume, therefore, that Clarke sacrificed some of the drive's picturesque qualities for the sake of parsimony. It is also likely that he was not working with a blank slate, but rather making improvements to an extant path.⁷⁴

From this point, a service drive connected the stone tenant house to the "rear" of the mansion lawn, directly adjacent to the stable yard. For a visitor to the house, however, the approach was infinitely more ornamental. Turning west, the road continued past the formal garden, the boathouse and dock on Clarke Point, and the spartan burial vault of the Clarke family, before curving 180 degrees up the slope to arrive on the mansion terrace. Here, Hyde Hall was "presented" to full picturesque effect, highlighting its irregular roofline framed by foliage and offset against the backdrop of Mount Wellington. The view, in fact, that appears in Morse's portrait of George Clarke. The original entry drive deposited visitors on the Stone Cottage piazza, although when the Great House was added this was likely rerouted to its portico.⁷⁵ This circular drive allowed carriages to pass continuously past the entrance, although graveled extensions on either side allowed either for turning or parking of carriages. As these directly abutted the mansion's foundations, conical bollards were installed to protect the stone facing.⁷⁶ Beyond this, a carriage could continue to the carriage house and stable yard.

For passengers arriving at Hyde Hall by boat, an abbreviated version of the arrival would welcome them to the site. Considering the rustic state of the turnpike road during this time, boat travel would have represented the more speedy and comfortable option. Therefore, it is likely that many visitors to Hyde Hall

74 That is, considering the former location of the Gilchrist house was the same as the mansion.

75 This arrangement is suggested by Clarke's sketch of the landscape plan. The drive leading to the Stone Cottage piazza, if it survived past the first generation, was definitively erased by the third, when the lawn was turned into a lawn tennis court.

76 These bollards may still be seen along the main façade, although the driveway extensions are no longer maintained.

never experienced the greater landscape, but rather concentrated their activities around the mansion core. This eventuality is perhaps enforces the division between the mansion site and the remaining landscape, the former ornamental and highly orchestrated, the latter more utilitarian and bucolic.

PERIOD 2: 1835-1887

EARLY INVESTMENT IN HYDE HALL

After the death of George Clarke in 1835, the estate lands and tenant farms were left primarily in the care of Richard Cooper, his land agent, with his adopted son Alfred Clarke as the executor of his estate. His young son and heir, "...and his only American born son, George Clarke, succeeded him in his American estate, thus becoming at the age of twenty-one years the largest landed proprietor in the State of New York."⁷⁷ George was left in the care of Clarke's widow Anne. How much of George Clarke's vision at Hyde Hall had been realized at the time of his death is unknown. Whatever the discrepancy between Clarke's plans for Hyde Hall and their progress at his death, the estate would enter a period of stasis which would last until the end of the nineteenth century.⁷⁸ It was certainly not an idle period for the Clarke family, but the action was largely to be found away from Cooperstown, amongst the society of New York City, abroad, and in the vast hops fields of New York State. The ignominy of George Clarke, Jr. (born 1822) is well documented, but belies the fact that his mania for land speculation arose out of a genuine interest for farming practices and estate management, an interest that was first cultivated as a young man, at his very own Hyde Hall.

In 1835, the young Clarke's inheritance made him one of the great landowners in New York State. Little activity on the estate is recorded, however, and the bulk of the next two decades was spent with family members (especially Alfred Clarke and George Rochfort Clarke) quarrelling over the terms of George Clarke's will and the collection of past-due rents.⁷⁹ Following his coming of age in 1843, George, Jr. seems to have led a profligate lifestyle in New York City. He amassed gambling debts, quarreled with family members, and was obliged to sell off some of his inherited lands to compensate his debtors. In his early youth, Clarke would quickly become accustomed to the financial problems that would plague him for most of his adult life. The abolition of slavery in the Jamaican Islands in 1833 had rendered the

77 Ralph Birdsall, *The Story of Cooperstown* (Cooperstown: The Arthur H. Crist Co., 1917), 217.

78 Philip Hooker would die in 1837.

79 This lack of record keeping is perhaps not surprising, considering the great assiduity of Clarke as such, and the extreme youth of his son.

family holdings there worthless, and Clarke was similarly troubled with poor relations with his tenant farmers in New York State.⁸⁰ In 1853, he secured an advantageous match to Anna Maria Gregory, the daughter of a wealthy New Jersey industrialist, fourteen years his junior.

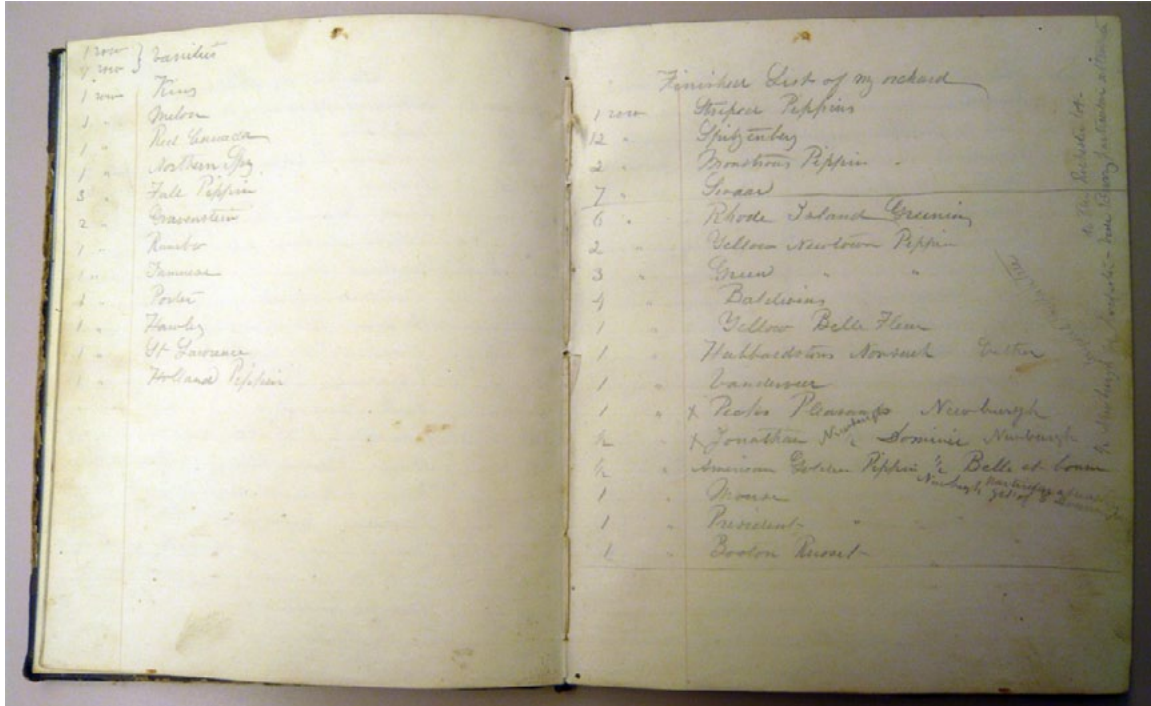
The influx of funds from their marriage allowed the Clarkes to maintain a fashionable lifestyle in New York. It appears that Clarke also took a fleeting interest in the cultivation of Hyde Hall. Orders for seeds, bulbs, and plants had continued after the former Clarke's death, although they had been greatly decreased in number and variety (this was perhaps a function of the younger Clarke's spotty bookkeeping rather than anything else). Before the 1860s, his interest appears to have shifted to a decorative nature, with multiple purchases of roses, dahlias, and other showy flowers.

In the early 1850s, however, the tenor of Clarke's landscape interests changed drastically, and he applied himself earnestly to the development of orchards on the estate. In May of 1850, a list of apple varieties appears for "Orchard Planted on the Mack Lot," numbering some-250 trees.⁸¹ He maintained the interest for several years. In 1854, Clarke wrote to Charles Downing—pomologist and brother of noted landscape theorist and horticulturalist (and recently deceased) Andrew Jackson Downing—begging the specifics of several apple types, namely whether they are fall or winter varieties. In the letter, Clarke mentioned that Downing had already supplied his "Gardiner" with several of the named varieties.⁸² Downing's reply answered Clarke's queries briefly, although he was unsure as to the exact types he had previously sent to Clarke's gardener. Throughout the planting season of 1854, Clarke maintained meticulous records of the number and variety of trees planted. These notes were kept in a bound journal, and attest to quite a substantial orchard. The book was arranged in three parts: first, an alphabetical listing of all the varieties planted; second, a more detailed list of number and varieties planted, with notes on success and failure; and finally, simple diagrams recording rows and columns of

80 Jamaican estates tended to be heavily encumbered with debts. These generally arose from inherited bequests and annuities, and were passed from one generation to another much like the land itself. Landowners enjoyed the great profits from the cultivation of the plantations, but seldom chose satisfy these encumbrances. Therefore, when the abolition of slavery caused production costs to skyrocket, the estates were left virtually worthless. Additionally, unless an owner could raise the funds to settle his debts, the estate could not be sold, causing a economic and legal stranglehold that was only mitigated with legislative relief, which came in the form of a series of Parliamentary Acts passed in the 1850s and 1860s. William A. Kearns, *A Guide to Additional Papers Relating to the Swanswick and Hyde Estates, Jamaica, in the George Hyde Clarke Family Papers* (Ithaca: Cornell University Libraries, 1991), 4-7.

81 George Clarke Papers, List, May 1850, Box 45. The location of the "Mack Lot" is unknown.

82 George Clarke Papers, Letter, May 1854, Box 46. A receipt to that effect has not survived.



tree plantings.⁸³

After 1854, however, Clarke interest in the apple trade began to wain. Or, conversely, he had so successfully established his orchard that it no longer required his close attention. By 1856, he was experimenting with varieties of apricot, plum, cherry, and peach, as well as varieties of apples.⁸⁴ One year later, Clarke fully endorsed these new fruits, purchasing a large shipment of plum (ninety), peach (twenty five), apricot (fifty), and cherry (fifty) trees.⁸⁵

These purchases would be Clarke's last as relate to the landscape of Hyde Hall. As aerial photographs from the early twentieth century suggest, the orchard Clarke established most likely flanked the southeastern slope of Mount Wellington, bound by the Hyde Hall approach drive to the west, Mill Road to the east, the road connecting the two to the south, and by the crescent of the hill slope to the north. Despite this constrained site, rows were laid out neatly, and would have no doubt benefited from the full hillside exposure and easy access to the stone tenant house buildings below. Whether Clarke was pursuing profit or pleasure with his labors, however, is another question. As horticulture grew into a popular pursuit throughout the nineteenth century, many gentleman farmers fostered an interest in the planting and cultivation of their own private orchards.

In fact, the mid-nineteenth century witnessed a heyday for small-scale, privately owned orchards, especially throughout the northeast. Gentleman farmers enjoyed an abundance of newly developed American cultivars (as opposed to European or native American stock), which could be grown easily and profitably with a little help from experts like the Downings, whose published guides offered advice on planting, spacing of trees, pruning, and soil preparation. Nurseries—especially the larger ones like Prince Nurseries on Long Island, from whom the prior George Clarke ordered plants—routinely offered several hundred apple, pear, cherry, plum, and peach varieties, suited to the nature of the site or the palette of the planter. Planters themselves were encouraged to experiment, planting as many species as their orchard allowed.⁸⁶

For Clarke and others, the demise of the diverse and private orchard occurred swiftly and without

83 George Clarke Papers, Bound Journal, 1854, Box 46.

84 George Clarke Papers, Receipt, April 1856, Box 46. In this purchase, perhaps significantly, Clarke also purchases an *Arborvitae* tree, and a sample of Irish Ivy.

85 George Clarke Papers, Receipt, August 1857, Box 47.

86 Susan A. Dolan, *Fruitful Legacy* (Washington: National Park Service, 2009), 33-51.

warning, beginning in the 1860s. Rampant bacterial blight and insect pests killed off orchards wholesale, thus also killing off the novelty and ease under which their planting had first flourished. While nurseries scrambled to develop blight-resistant cultivars, small farmers were left without defense to these imminent dangers. By the close of the nineteenth century, only large-scale planters with the means to effectively treat these diseases were left operating. These orchards, to suit commercial needs, usually only offered a relatively limited choice of fruit varieties.⁸⁷

SPECULATION AND DISSOLUTION

Clarke's intrepid nature soon led him to another popular and potentially lucrative pursuit, that of hops speculation. Throughout the 1850s, he arranged for the repair and augmentation of several of his tenant farms, including the construction of hops barns, providing a foreshadowing for the defining pursuit of his life. Initially, it appeared that Clarke transported his American hops crops to England, where they were handled by his cousin, Tanner Owen Clarke. This proved an especially volatile venture, considering the high costs of freight and customs duties associated with transportation to the English market, not to mention possible damage incurred to the goods themselves. Clarke's fixation on hops abroad was troubling to Tanner Owen, especially considering the dangers of speculation. In a letter of 1862 to Clarke, he warns:

...As it is I will simply say don't speculate again, be content as a Planter. Make your produce and sell it. Don't hold particularly such an unsteady commodity as Hops. You have a devilish fine property, keep it intact and you will have no mean inheritance to leave to your dear Little Children.⁸⁸

That Clarke's speculations—as early as the 1860s—could foreshadow a danger to the safety of Hyde Hall and the harmony of his family life is troubling. In fact, upon receipt of this letter, Clarke and Anna Maria had four little children: Katherine “Blanche,” Eleanor “Maud,” George “Hyde,” and Anna Maria “Ria.” Clarke, however, evidently did not heed Tanner Owen's advice, nor was he offended by his candor. In 1863, Richard Cooper, the longtime manager of the Clarke properties, died, and Clarke requested that Tanner Owen remove himself to New York to assume Cooper's position. Also around this time, Clarke moved his speculations to the hops market in the United States. Around the 1850s, New York surpassed the New England states to become the epicenter of hops production in the United States, with Otsego County as its greatest producer. By the 1880s, New York produced eighty percent of the hops in the United States. Cultivation gradually shifted westward, however, stopping briefly in the Midwest before establishing itself

87 Ibid., 61-65.

88 George Clarke Papers, Letter, March 1862, Box 3.

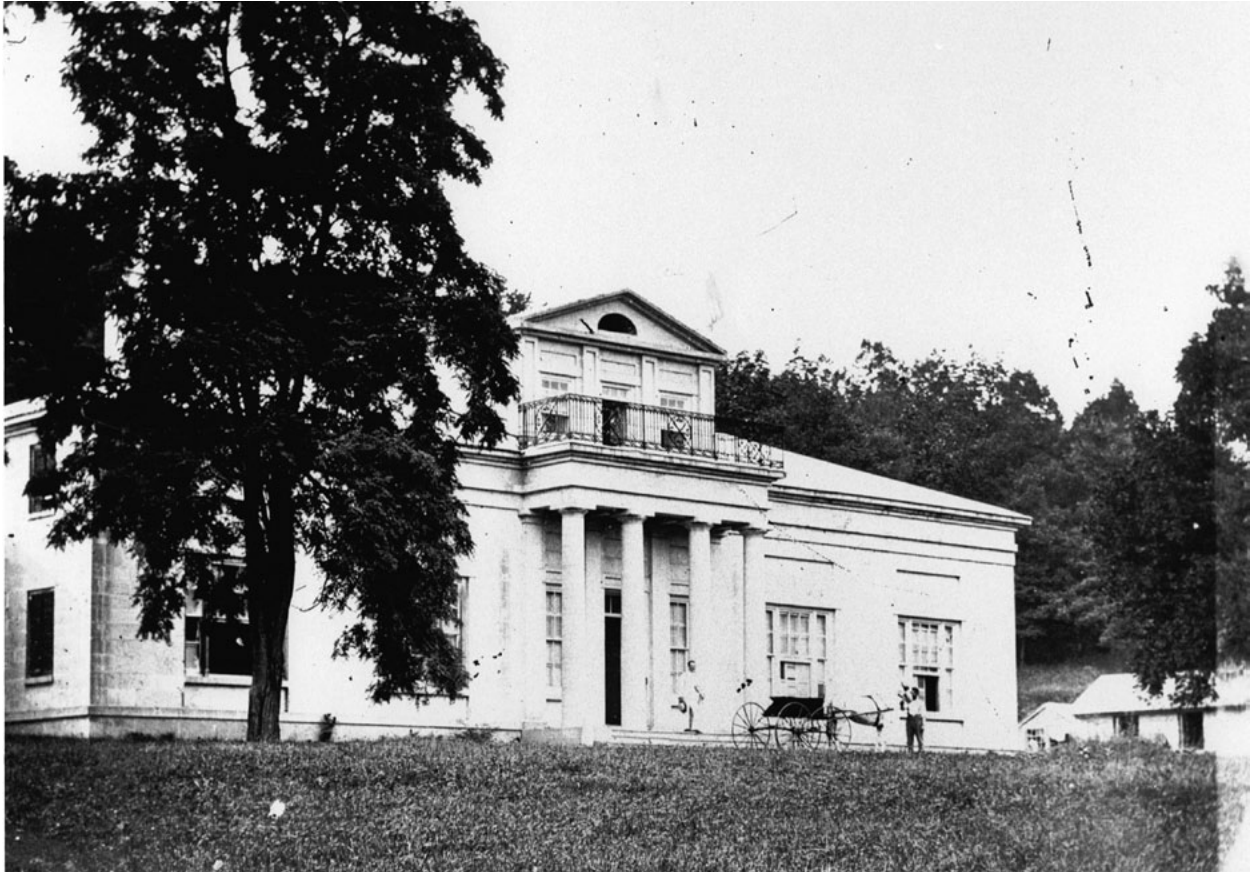


Figure 1.19: First known photograph of Hyde Hall, circa 1860s (New York State Historical Association)

permanently in the Pacific Northwest, especially Northern California, Oregon, and Washington; the latter was to become the seat of hops production for the first half of the twentieth century.⁸⁹

The subsequent downfall of George Clarke, Jr. has been well documented. His activities correlate to the Hyde Hall landscape in that while he was devoting his energies to travel, speculation, and land purchase, he neglected the duties of a conscientious landowner. Nearly no documentation relating to the estate exists between 1860 and 1880. One notable exception is a photograph, dating from the 1860s, whose photographer is unknown. Except for its early date, the photograph is unremarkable, and betrays nearly no unique information that those of a century later do not. Suffice it to say that Clarke's lack of vigilance caused the gradual degradation of his estate, as well as eventual estrangement from his wife and young family.

89 Michael A. Tomlan, *Tinged with Gold* (Athens: The University of Georgia Press, 1992), 22-35.



Figure 1.20: "Scene on Otsego Lake, NY" (F.W. Beers, Atlas of Otsego County, New York (New York, F.W. Beers et al., 1868))



Figure 1.21: Detail, Map of Springfield (F.W. Beers, Atlas of Otsego County, New York (New York, F.W. Beers et al., 1868))

Another valuable portrayal of the Clarke holdings during this period may be found in the Otsego County Atlas, published by F.W. Beers in 1868. Maps of Springfield show the Clarkes owning a considerable amount of property around Mount Wellington (to the north and east), as well as along the roads that presently extend northeast from the outer bounds of the property. On the map, Hyde Hall is captioned, as are its stables.⁹⁰ In addition to the maps, the atlas provided short, written descriptions of the major farms in the area, including “Hyde Farm”:

This large and valuable property consisting of three thousand acres, is owned by Mrs. G. H. Clarke, of Hyde Hall, Cooperstown, and is located at the head of Otsego Lake, “Hyde Bay.” Its surroundings are picturesque, giving a commanding view of the lake, hills, and valleys. Dairying, hops, and general farm products supply its resources while the grinding of lime is a special feature. The water and timber supply are equal to the demands of so large a farm.⁹¹

Two idiosyncrasies from this account are immediately apparent. First, why the farm should be listed as owned by Mrs. Clarke (Clarke’s wife) is unknown. Second, why a “special feature” of its farm activities should be grinding lime—an activity listed nowhere else in readily available historical records—is a similar mystery. In any case, it portrays the Hyde Farm properties as vibrant, active entities, creating a discrepancy between published reports and actual conditions as related by the younger George Hyde Clarke.

Beginning in the 1880s, the younger George “Hyde” Clarke (born 1858) writes frequent letters to his father, decrying the poor conditions of Hyde Hall, and the lack of funds he was given by his father to make improvements. After graduating from Columbia University with a degree in law, Hyde returned to Cooperstown to act as an unpaid employee to his father, managing the estate and perhaps his tenant farms as well.⁹² He was, however, dissatisfied with the post, namely the parsimony and indifference of his father. While Hyde was abroad in England, a trip he made to patch up relations between his father and his sister, who had recently eloped, he writes to propose a project at Hyde Hall, which includes:

...Moving the barn at home, the centre portion proves to be too rotten to be of use, so if it is not too late I would propose such a plan as the subjoined for the stable. I am sorry that neither you or Switte [?] have seen fit to correspond with me on the subject seeing that I am so much interested, probably more so than anybody else in the place.⁹³

90 The Atlas also shows several properties that Clarke owned in Cooperstown, notably the site of the former Cooper Mansion.

91 F.W. Beers, *Atlas of Otsego County, New York* (New York, F.W. Beers et al., 1868).

92 It seems Clarke provided Hyde with funds at intervals, although never as much as the latter hoped. In one letter, he complains of his inability to act as a “free agent,” and compares his position to that of a slave’s.

93 George Clarke Papers, Letter, November 1880, Box 4.

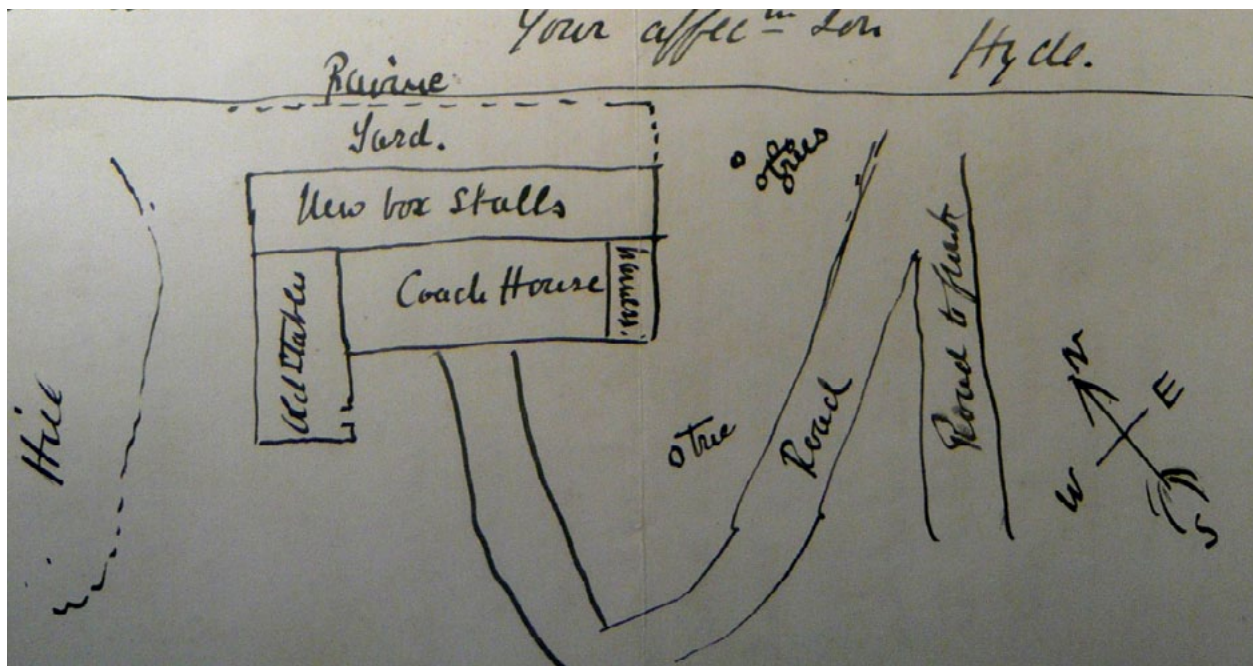


Figure 1.22: Detail of drawing from letter to the elder George Hyde Clarke from the younger (George Clarke Papers, Letter, November 1880, Box 4)

The tenor of Hyde's letters becomes increasingly desperate, not only in the necessity for the improvements that need to be made, but also for the elder Clarke to invest money and faith in Hyde's abilities. He writes, "You know my heart is set on having the old place at least livable & I certainly am choosing the least expensive way."⁹⁴ Considering the condition of Hyde Hall during the 1880s—at best outdated and at worst derelict—it is interesting to remember that the house's newest portions were not yet fifty years old. However, deterioration was rife, and work to be done on the estate included rebuilding the rotting barn, replacing floors in the older portions of the house, repairing the stone columns supporting the entry portico,⁹⁵ and work of an unspecified nature to be done around the lakeshore grounds. Hyde's most earnest request is for a modern work of agriculture, so that he may understand the methods of modern farming and communicate them to the tenant farmers.

Hyde seems to have spent most of the early 1880s negotiating with either his father or with Mrs. Jane Russel Averell Carter, a wealthy neighbor who maintained a summer residence at the base of the lake, nearer to Cooperstown. He pleaded with the former for more funds and greater autonomy in the

⁹⁴ George Clarke Papers, Letter, February 1881, Box 5.

⁹⁵ Hyde suggests that these were so deteriorated, due to differential settling of the adjacent porch and house foundations, that the circular drive could no longer be used, for fear that the columns may collapse.

managing of the estate, and with the latter for permission to marry her daughter, Mary Gale Carter. Both parties proved unyielding for several years. In 1885, however, Hyde and Mary were wed, but it would take the bankruptcy of George Clarke in 1887 to resolve the struggle for control between father and son.

PERIOD 3: 1887-1963

REACQUISITION OF HYDE HALL

The young George “Hyde” Clarke and his newlywed wife assumed ownership of Hyde Hall under less than auspicious circumstances. The Otsego County properties were seized by the sheriff in March of 1887, to be promptly resold piecemeal at a series of public auctions. Fortunately for the young couple and the reputation of the Clarke name, they were able to buy back a good deal of the Hyde Hall property, as well as many of its furnishings, farm equipment, and adjacent farm properties. These purchases were financed by the generosity of the Carter family, and Mary and Hyde both wrote agitated letters to Jane R. A. Carter, Mary’s mother, relating the stresses of the auctions and the high prices they were obliged to pay for what had, until recently, been Hyde’s ancestral possessions.⁹⁶

In his letter to Mrs. Carter, Hyde values the repurchased household items at about 1,500 dollars, and the farm commodities and equipment the same.⁹⁷ To appease creditors, various reports of sales of property were published by the sheriff. Of those that can be found in the Clarke Papers, Mary Clarke is listed as having purchased Lots #28 and #29 in Springfield and Lot #31 in Middlefield, totaling 360 acres and valued at just under 20,000 dollars.⁹⁸ The lot on which Hyde Hall was constructed, #32, is listed in a similar document—comprising 587 acres and valued at just fewer than 17,000 dollars—although no record of its purchase is recorded.⁹⁹

During the period between 1887 and 1890, Hyde and Mary appear to have been embroiled in the controversy surrounding the elder George Clarke’s bankruptcy. They were approached on many different fronts—including by Clarke’s sister, Anne Clarke Pell, to whom Clarke allegedly owed 30,000 dollars—and seemed to have some duties to repay creditors after the Clarke assets were liquidated, although to what extent Hyde and Mary were beholden to George Clarke’s debts is unknown. Clarke’s

96 George Clarke Papers, Various Letters, March 1887, Box 8.

97 Ibid.

98 George Clarke Papers, Legal Document, August 1888, Box 71.

99 George Clarke Papers, January 1888, Box 71.

own deteriorating health is well documented in family letters, and likely precluded any debtors being able to contact him directly. Mrs. Carter passed away during this period, and while no doubt tragic for Mary, offered a welcome source of income for the young couple, gleaned from the considerable Averell-Carter real estate holdings in Cleveland. Mary gave birth to their first son, George Hyde in April.¹⁰⁰ Three months later, the eldest George Clarke (born 1822) would die, leaving behind him an unsettled estate and a troubled reputation as the hallmarks of his tenure as caretaker of the Clarke name.

While Clarke's obituaries mention that Hyde and Mary had rescued Hyde Hall from dereliction, and had made some small improvements to restore habitability, little documentary evidence exists as to what was actually done during this early period. Considerable renovations were being made to the nearby Averell-Carter farm, phosphate (a naturally occurring mineral fertilizer) was purchased, and several odds and ends of furniture were purchased or mended, but these disparate activities do not point to a concerted effort to restore the mansion or its grounds. In the early 1890s, a brief burst of activity occurred—masonry was repointed, furniture was shipped up to the mansion, portions of the interior were plastered and painted, and proposals were received for the installation of modern plumbing and heating systems—but none that relates to the landscape, with the exception of two obscure receipts for the purchase of fence posts.¹⁰¹ Mary seems to have generally taken control of financial and domestic matters. It is her name that appears on receipts and letters to tradesmen and, later, architects. Hyde busied himself with the agricultural affairs of the surrounding farms, whose two principal products were livestock and dairy.¹⁰²

Also in the early 1890s, photographs of Hyde Hall begin to appear with increasing frequency, and these provide a much clearer portrait of the Hyde Hall landscape during this period. One photograph, inscribed "possibly 1890s," is particularly atmospheric. In the foreground, a large tree canopy shades the lawn. Beyond this, the Great House façade is shot from a sharply oblique angle, bathed in sunlight. Partially

100 The couple's first child, Anne Hyde, had been born in October 1886.

101 At some point in the 1890s, the existing wood shed was constructed by the Clarkes. It was the third such building to be constructed on the mansion grounds, although likely the first in that exact site.

102 One anomalous document from March 1900 does not easily fit into this narrative, but its content merits discussion. It appears to be an inventory of rooms and structures, although it includes only the Brick Kitchen, Cow Barn, Garden Shed, Fruit Cellar, and Men's Room. What is significant about this list is its inclusion of the garden shed, which does not appear in documentation since before George Clarke's (1768) death, and shows that it is being used for storage at least. It is the fruit cellar, however, that contains equipment useful for gardening: hoes, shovels, spades, a lawn mower, flower pots, etc. George Clarke Papers, List, March 1900, Box 75.

obscured, neatly trimmed hedges appear to line the entry drive. Beyond this, a tall deciduous planting and a second mature tree screen the utilitarian structures beyond. The shot is carefully composed, but also betrays some endearing marks of domesticity—a bicycle has been discarded by the portico steps, and a dog bounds eagerly in the direction of the photographer.



Figure 1.23: Photograph of Hyde Hall, inscribed “possibly 1890s (courtesy Hyde Hall, Inc.)

What this, and other later, photographs communicate is the appearance of the landscape directly surrounding the mansion house. The circular drive with its “T” configuration was maintained, and rangy, deciduous shrubs (possibly peonies) were planted irregularly around it. The driveway largely followed its present layout. By carriage, the site could be accessed from three points: the drive that curved around the family burial vault and continued northeasterly across the site; the bridge that spanned the ravine and connected to this latter drive just to the southeast of the carriage house and stable; and an additional drive that cut obliquely from the same point on the drive, running southwest down the slope and providing more convenient access to the boathouse and dock. The grass around the mansion was kept closely cropped, especially the lawn to the southwest of the Stone Cottage, as it was used by the Clarkes and their guests



Figure 1.24: Photograph of house, planting, and stable complex, circa 1900 (Courtesy Hyde Hall, Inc.)



Figures 1.25 & 1.26: Photographs of mansion dooryard, circa 1900 (Courtesy Hyde Hall, Inc.)



for games of lawn tennis. Wooden plank fencing lined this area, and demarcated the boundary between cultivated lawn and the trees and shrubby growth that covered the slope. The lawn to the southeast of these drives was allowed to grow long. Separation was given to the service areas of the site—comprised by the washhouse, cart hovel, woodshed, carriage house and stable, dog kennel, and pig house—by a long deciduous hedge—that extended from just beyond the circular drive and cut diagonally across the site to the southwestern corner of the stable, forming a visual screen between the formal lawn and the service dooryard. It ran along northern side of the drive, and would have included a suitable opening to allow carriages to enter the graveled area in front of the carriage house and stables. A roughly trodden walk linked the service wing recess to this area. As the Clarkes also kept animals in several of these structures, including dogs, horses, and other livestock, the hedge was likely augmented with fences or other means

of enclosure, especially in the rear stable yard.¹⁰³

Throughout the early 1890s and 1900s, the Clarkes divided their time between Hyde Hall and the City, raising their four children, the youngest of whom, Averell Carter, had been born in 1901. The Clarkes entertained their friends and family there seasonally, and letters suggest that they offered invitations freely. James D. Cleveland, who managed Mary's real estate holdings in the Midwest, wrote warm letters attesting to this fact. In one, he wrote: "You are very kind to again invite me to Hyde Hall... & the prospect of tasting the refreshing sweets of lakes & hills in Otsego makes me as thirsty & impatient as the hart that panteth after the water of the brooks."¹⁰⁴ While Cleveland was unable to accept their invitation, the Clarkes entertained his son, who reported "...adulations of [their] grand rooms—and especially of the fine hills and slopes of meadow and land around the old house."¹⁰⁵

At some point during the 1890s, the Clarkes threw a garden party at the Hall, which was colorfully reviewed in the local society pages:¹⁰⁶

What a scene it was! The wide-winged, grim old house, with its mein [sic] of aristocratic simplicity, its battlemented roofs, its narrow, close balconies, the absence of clinging, time-softening vines, the wild, unkempt grounds, where grass grows high and no flowers flourish. Only the unmistakable stamp of gentility and refinement, only the unsurpassed loveliness of the site, the perfect view, only the repose of blue, peaceful waters seen through the trees—like precious canvasses, framed in over-hanging foliage—only the gentle contour of encircling hills...¹⁰⁷

While it certainly takes some artistic liberties, the article conveys the essential atmosphere of Hyde Hall during this period. While the Clarkes labored to make small improvements to the house and grounds, their efforts failed to shake loose the air of grand melancholy that pervaded the site. The house, while barely sixty years old, appears ancient and "battlemented;" the site, despite its manicured lawn, appears "wild" and "unkempt." Of course, while little is known of the state of the mansion's immediate grounds during this period, even less is known of the greater landscape. Before the 1930s, the only photographs that have survived coincide with the estate's most notorious social event, the marriage of Anne Hyde Clarke in 1908.

103 However, it is likely that other fences were employed to contain livestock, but photographs of these areas have not survived.

104 George Clarke Papers, Letter, August 1895, Box 75.

105 George Clarke Papers, September 1895, Box 75.

106 This article appears in a George Hyde Clarke's personal scrapbook. The exact date, author, or name of publication is not included, although the items pasted in the scrapbook around it suggest that it was written in the autumn of 1896.

107 George Clarke Papers, Scrapbook Clipping, Circa Autumn 1896, Box 26.



Figure 1.28: Wedding party, marriage of Anne Hyde Clarke to Alfred Osgood Choate, 1908 (New York State Historical Association)



Figure 1.29: Wedding party, marriage of Anne Hyde Clarke to Alfred Osgood Choate, 1908 (New York State Historical Association)



Figure 1.30: Wedding party ascending slope from dock, marriage of Anne Hyde Clarke to Alfred Osgood Choate, 1908 (New York State Historical Association)



Figure 1.31: View across Otsego Lake, taken during marriage of Anne Hyde Clarke to Alfred Osgood Choate, 1908 (New York State Historical Association)

In October of that year, Mary and Hyde's eldest daughter wed Arthur Osgood Choate. After the wedding, which was held at Christ Church in Cooperstown, the guests were ferried to Hyde Hall in steamboats. The party ascended from the boat dock, continued along the drive on foot, and arrived at the mansion's portico; their progress along the route is documented in a series of photographs, as are the romantic views of Otsego Lake and the distant, rolling hills, framed by the foliage of the intervening trees.

In 1908, a series of exchanges between the Clarkes and the United States Forest Service reveal their desire to better manage the extensive woodland attached to Hyde Hall. In May, Hyde requested an informational bulletin on the elementary properties of wood. Several months later, Mary twice wrote to Gifford Pinchot,¹⁰⁸ then director of the agency, both to solicit advice and offer an invitation to Hyde Hall. In Pinchot's responses, he graciously defers both of her requests, and the relationship appears to have progressed no further.¹⁰⁹ Regardless, that the Clarkes should desire the expertise of the Forest Service, and inquire to Pinchot directly, suggests a sophisticated understanding of modern forestry-management practices.

From 1908 to 1912, Mary's attentions were diverted to the operation of the Hyde Hall School. Faced with the costs of educating her two young sons (Alfred, born 1889, and Averell, born 1901), Mary developed and advertised a private boarding school operating from the estate. While the house would have certainly undergone some modifications to accommodate the boys' activities, it is unknown whether the landscape felt this impact to a similar degree. Mary did, however, offer the activities of "skating, coasting, swimming, and boating" in her promotional brochures for the school, no doubt hoping that Hyde Hall's pleasant and spacious surroundings would compensate for its remote location.¹¹⁰ The school lasted but a few short years, before Alfred was sent away to St. Paul's.

In 1914, two deaths would greatly impact the Clarke family dynamic, as well as reroute the operation of the Hyde estate and farm. In April, Anna Maria Gregory Clarke, the estranged wife of the previous George, Jr., would pass away in Monte Carlo. Several months later, her son Hyde would die as well. The younger George Hyde Clarke (born 1889), who had ventured west after graduating from Harvard University, returned home to assist his mother in managing the estates, which at that time included a

108 In addition to his role as the first Chief of the USFS, Pinchot was an influential conservationist who advocated an economical and rational approach to natural resources. He is often credited with being influential in the development of the modern forestry management profession.

109 George Clarke Papers, Letters, September 1908, Box 76.

110 George Clarke Papers, Hyde Hall School Promotional Brochure, 1908, Box 25.

dairy, a kennel, and several other agricultural endeavors. He also married Emily Borie Ryerson, whose family summered in Cooperstown.¹¹¹

For the next several years, while the family dealt with resolving the various legal and financial matters incurred by these deaths, they also exhibited a renewed interest in the house and landscape. In 1915, an extensive list of seeds appears, listing a wide variety of vegetables, seeds, and herbs.¹¹² One year later, Hyde Hall received its most notable architectural guest since Philip Hooker's journey there nearly a century before. Lawrence Grant White, son of erstwhile architectural celebrity Stanford White, was enlisted by Mary to make several renovations to the mansion. He made a brief visit in January 1916, whereupon he praised the lodge (Tin Top) as "...the most delightful edifice I have seen for many a day."¹¹³ White reputedly also drew up plans for several other modifications, including the installation of central heating, which were never implemented.¹¹⁴

HYDE HALL AFTER 1920

After the early 1910s, it becomes increasingly difficult to gauge the changes wrought upon the Hyde Hall landscape. In the family's business papers, individual receipts give way to bank drafts, which offer no clues as to their provenance or eventual destination. Mary Carter Clarke lived until 1929; upon her death, her son George succeeded to the control of the estate and farm. Baking and tax records suggest that George had been managing the family's financial activities since his father's death some fifteen years earlier. In 1931, George divorced Emily, his first wife, who left to raise their seven children elsewhere. He would soon remarry, in 1931 to Dorothy Rennard Benjamin, with whom he fathered one son, Thomas Hyde Clarke.

During this period, Hyde Hall begins to gather renown as a site of uncommon architectural significance and beauty. In the early 1920s, American artist and photographer Wallace Nutting began publication of his *States Beautiful* series, beginning with Vermont in 1922. The series capitalized on the then-growing Colonial Revival movement¹¹⁵ in art, architecture, and the decorative arts, and included photographs

111 Ms. Ryerson had also survived, with her mother and sister, the sinking of the Titanic.

112 George Clarke Papers, Receipt, March 1915, Box 79.

113 George Clarke Papers, Letter, January 1916, Box 19.

114 Douglas R. Kent, "Hyde Hall, Otsego County, New York," *Antiques* (August 1967): 191-192. This fact, as well as the article's earlier discussion of Stanford White's involvement with Hyde Hall, could not be confirmed by archival research.

115 If Hyde Hall defies stylistic classification, it certainly is not a Colonial-era building. The distinction does

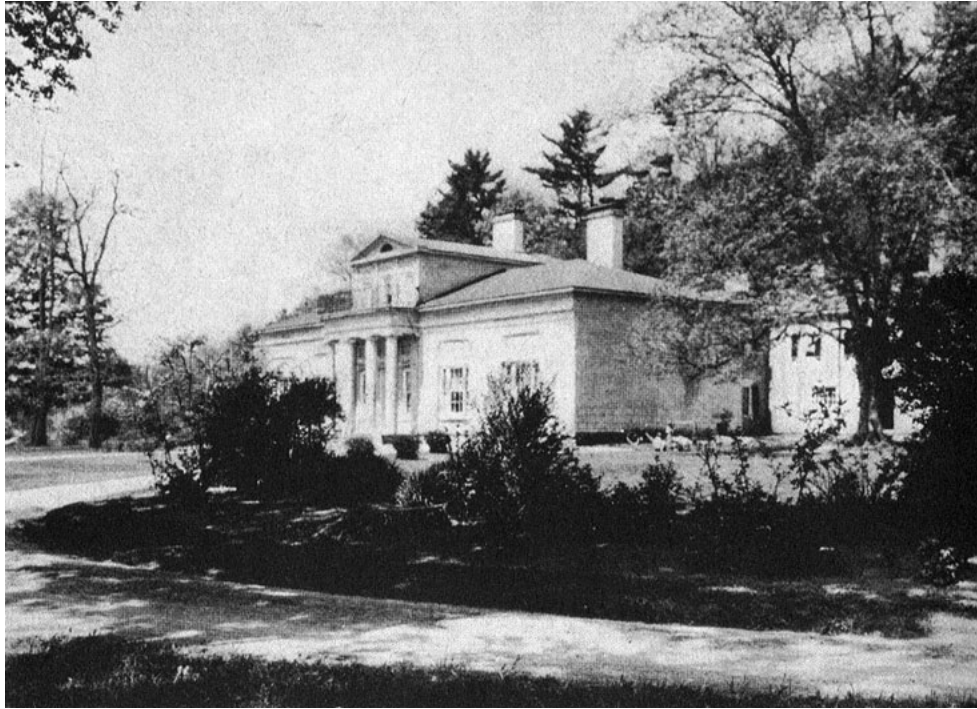


Figure 1.32: "Hyde Hall" (Wallace Nutting, New York Beautiful (Garden City: Old America Corporation, 1927)



Figure 1.33: "A Little Covered Bridge - Hyde Hall" (Wallace Nutting, New York Beautiful (Garden City: Old America Corporation, 1927)

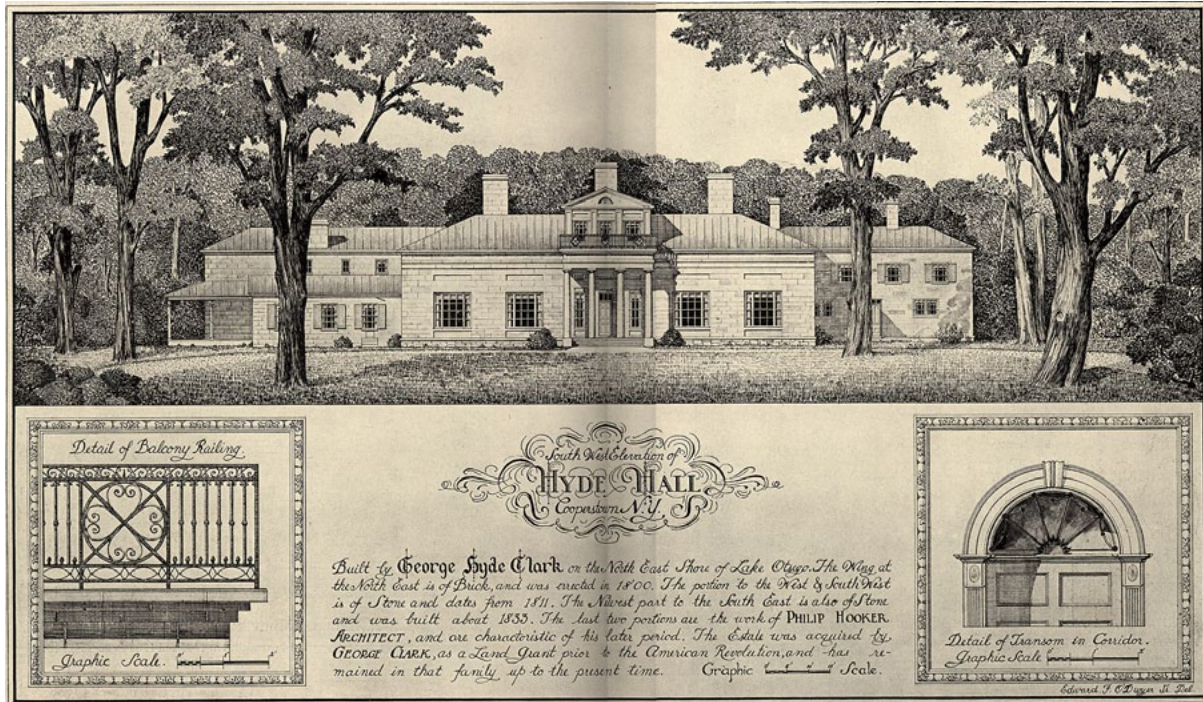


Figure 1.34: Elevation drawing of Hyde Hall (Delineated by Edward F. O'Dwyer, Jr., Great Georgian Houses of America, Architects' Emergency Committee (New York: Kalkhoff Press, Inc., 1933), 196-197)

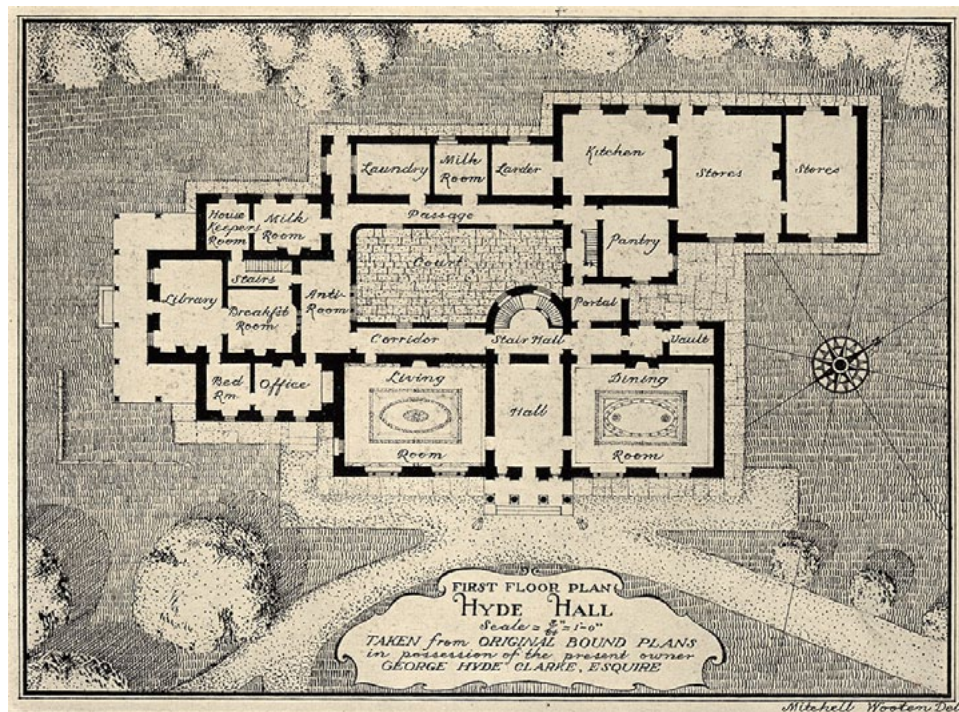


Figure 1.35: First floor plan drawing of Hyde Hall (Delineated by Edward F. O'Dwyer, Jr., Great Georgian Houses of America, Architects' Emergency Committee (New York: Kalkhoff Press, Inc., 1933), 198)



Figure 1.36: Edward Beckwith Photograph of Hyde Hall, 1934-1935 (New York State Historical Association)

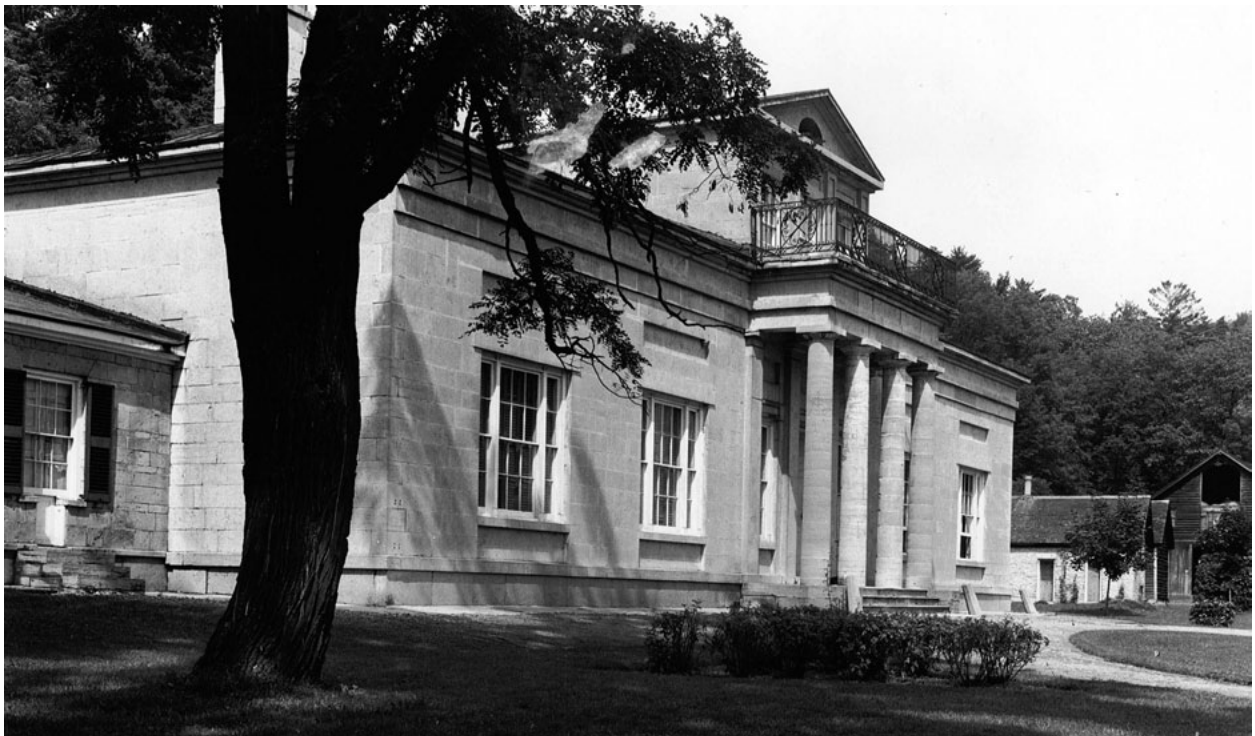


Figure 1.37: Edward Beckwith Photograph of Hyde Hall, 1932-1933 (New York State Historical Association)



Figure 1.38: Edward Beckwith Photograph of Hyde Hall, 1934-1935 (New York State Historical Association)



Figure 1.39: Edward Beckwith Photograph of Hyde Hall, 1934-1935 (New York State Historical Association)

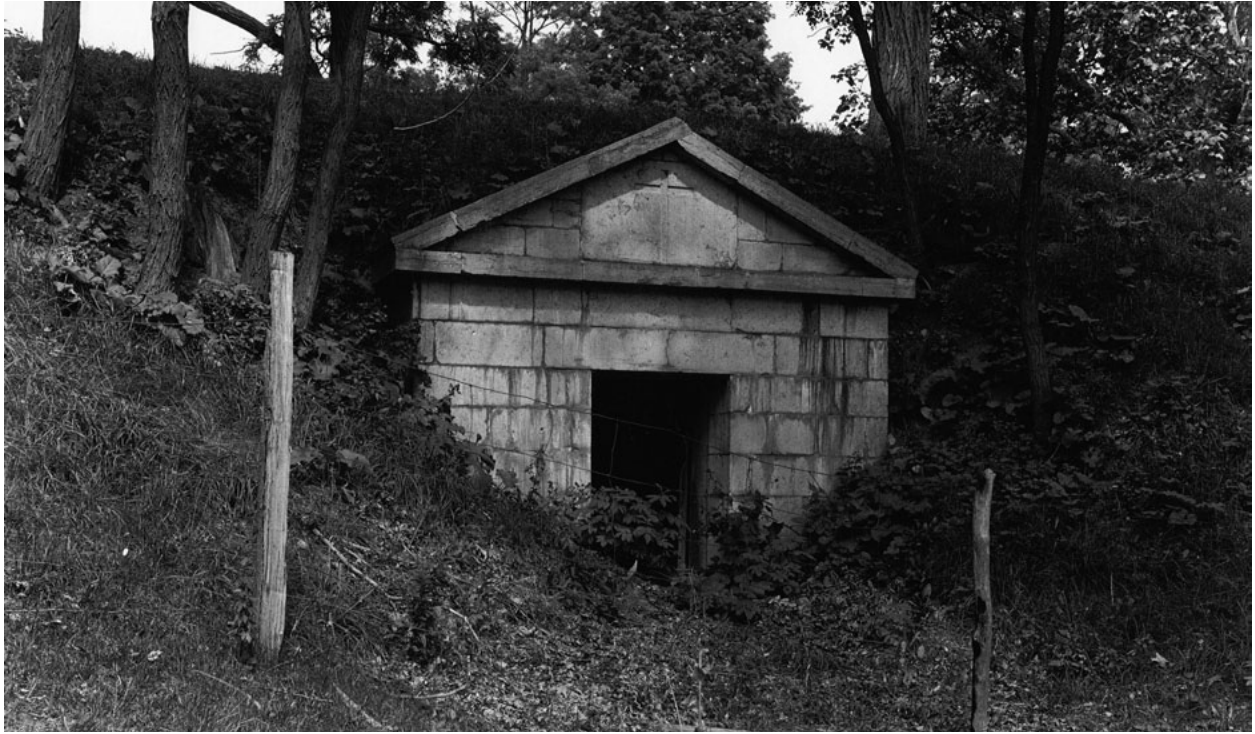


Figure 1.40: Edward Beckwith Photograph of the burial vault, 1934-1935 (New York State Historical Association)



Figure 1.41: Edward Beckwith Photograph of Tin Top, 1930 (New York State Historical Association)

interspersed with travel essays. In 1927, *New York Beautiful* appeared, featuring two photographs of Hyde Hall, including the first photograph of the covered bridge to be published.

While both photographs taken by Nutting are unremarkable in terms of content, it was a significant precursor to the series of images captured by Edward Beckwith for inclusion in Volume I of *Great Georgian Houses of America*, first published in 1933. This series was compiled and published as a component of the Architects Emergency Committee, a Depression-era make-work program for architects and draftsmen. The economic realities of the project, however, did not tarnish its luster: the original volumes are beautifully bound and rife with illustrations. Moreover, the series gains access to the most illustrious American homes, from the White House to Drayton Hall.¹¹⁶ Lawrence Grant White served on the editorial committee, and likely facilitated the relationship between the organization and the Clarkes, for whom he had done previous work. Upon publication, both Anne Hyde (Clarke) Choate and George Hyde Clarke were subscribers. Hyde Hall itself is featured prominently, appearing on the frontispiece, as well as in several illustrations and photographs. While the published images are mainly of the mansion's interior, the photographs produced by Beckwith between 1930 and 1935 include some more far-reaching landscape elements—including Tin Top, the stone burial vault, and distant views of Otsego Lake—however, they are more valuable for their panoramic record of the immediate landscape of the mansion house, including several views, structures, and vegetative features never previously recorded.

Uniting the disparate conditions illustrated by these views are a series of aerial photograph taken by various county, state, and federal agencies. The earliest two, dating from 1937 and 1947, are invaluable for their comprehensive coverage of the condition of the Hyde Hall landscape. Additionally, they help to reinforce and corroborate views provided by photographs such as Beckwith's, and supplement information not shown by photographs. This is especially true of the more elusive landscape elements documented in written descriptions, receipts, and letters, but not given an exact geographic location or size, most notably the orchard and walled garden. These aerial photographs represent the earliest complete plan of the Hyde Hall landscape, albeit more than a century after its most formative design period had ended. The most noticeable landscape feature to have been lost is the final segment of the approach drive, which would have snaked past the walled garden, burial vault, and dock and boathouse, before ascending up the slope and offering a view of the southwest mansion façade.

116 not seem to impede the enthusiasm for the mansion's architectural qualities, however.
The term "Georgian" is applied loosely.



Figure 1.42: Aerial photograph of Hyde Hall, 1937



Figure 1.43: Aerial photograph of Hyde Hall, 1947

What these photographs do capture are large tracts of what appears to be cultivated land, demarcated by their pristine edges and unusual coloring compared to the surrounding land. No crops are evident, however, perhaps a function of the time of year at which the photographs were taken (the first in May, the second in October, considerably before and after the primary period of growth, respectively). If indeed these lands had been allotted for agricultural use, it would have greatly altered the character of the first George Clarke's vision of lawns, fallow fields, and groves of trees.

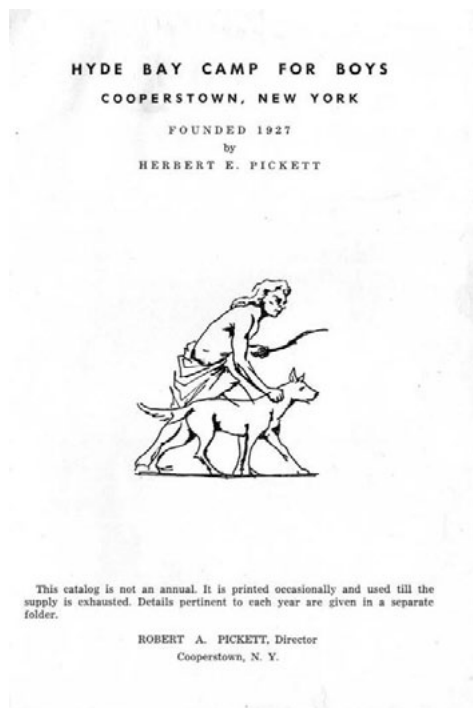
By 1940, the Clarkes were dividing their time between the mansion and the stone tenant house, where they could live comfortably in the colder months of the year.¹¹⁷ Soon, the strained finances of the family began to show. Beginning in the late 1940s, and possibly earlier, George Clarke (born 1889) began to subdivide the estate by selling or leasing discrete parcels of it. Faced with rising taxation and waning agricultural revenues, Clarke turned to the latent value represented by his lucrative real estate holdings, especially along the lakeshore. In 1949, he sold a large parcel along the western flank of Mount Wellington to his daughter Anne Hyde Choate, who evidently left the property undeveloped. In 1951, Clarke sold a parcel along the southern tip of Hyde Bay to the Hyde Bay Association, where the Hyde Bay Colony would later be developed. By 1955, and likely much earlier, he leased the adjacent parcel to a Mr. Herbert Pickett, who would for several years operate a summer camp for boys on the property, although it would remain in the possession of Clarke and eventually become a part of Glimmerglass State Park. Finally, recognizing the scenic and recreational value of his property, Clarke allowed for the construction of, or perhaps actually developed, a series of "Temporary Campsites and Trailers" lining the southwestern shore of Mount Wellington. These were serviced by both electrical and telephone utilities.¹¹⁸

The Hyde Bay Camp for Boys operated between 1927 and 1969, on the narrow peninsula of land at the southwest corner of the park, bound by County Route 31 and the shoreline of Hyde Bay.¹¹⁹ A number of permanent and temporary structures were erected to support camp activities, which included sailing, swimming, horseback riding, various sports, theater productions, and necessary conveniences for the campers and staff (a dining hall, an infirmary, sleeping tents, etc.). The heart of the camp, however, was

117 Carl David Stearns, "The Adaptive Restoration of Hyde Hall" (Master's Thesis, Cornell University 1977), 65.

118 These observations were adapted from the Central New York State Parks Commission's "Acquisition Parcel – Lands of Clarke," May 1962. The latter development seems particularly questionable, given the precarious site and the lack of any corroborating documentation as to their existence.

119 The camp was founded by Pickett in 1927, and later operated by his son Robert. While survey maps date the lease of the property by Clarke to 1955, photographs show that it was located there as early as 1929, and probably from its outset.



THE COMETS ARE OUT

BOATING

SAILING. Our fleet of sailing vessels includes four Comets which are used for instruction in the basic fundamentals of sailing as well as competitive racing.

We also have a like number of Sailfish which do not require the same degree of skill as the Comets, but which provide a measure of teaching possibilities along with great fun.



THE SAILFISH TAKE A BREATH

Figures 1.44 & 1.45: Pages from a promotional brochure for Hyde Bay Camp for Boys, circa 1960s ("Camp Photos," Hyde Bay Camp for Boys, <http://hydebay.net/CampPhotos/CampPhotos.html>)

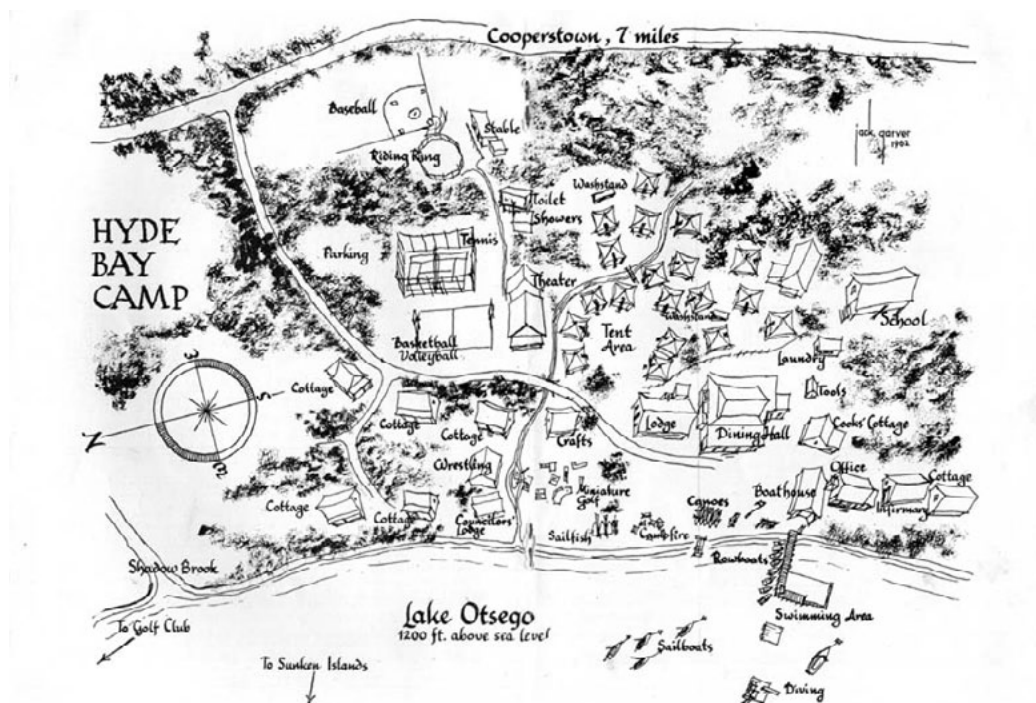


Figure 1.46: Camp map from a promotional brochure for Hyde Bay Camp for Boys, circa 1960s ("Camp Photos," Hyde Bay Camp for Boys, <http://hydebay.net/CampPhotos/CampPhotos.html>)



Figure 1.47: Photograph of the camp from dock, 1959 ("Camp Photos," Hyde Bay Camp for Boys, <http://hydebay.net/CampPhotos/CampPhotos.html>)



Figure 1.48: Photograph of the Hyde Bay from the dock, 1959 ("Camp Photos," Hyde Bay Camp for Boys, <http://hydebay.net/CampPhotos/CampPhotos.html>)

the Otsego Lake shoreline, and the Camp's large collection of photographs, promotional materials, and personal reminiscences offers a rich visual and historical legacy for this portion of the park. Images of halcyon summers spent sailing in the bay, gathering around campfires, and exploring the surrounding region, with its caves and waterfalls, abound. The camp was active until the late 1960s, and land has not been used for other purposes since. While the main buildings were likely dismantled at that time, traces of ruined camp structures may still be found on the site.¹²⁰



Figure 1.49: "Stone Gardener's Cottage," 1957 (Courtesy Hyde Hall, Inc.)

In September of 1955, the last George Clarke of Hyde Hall died of a heart attack in the stone tenant house on the property.¹²¹ His son from his second marriage to Dorothy Rennard (Benjamin) Clarke, Thomas Hyde, inherited the estate. While the estate continued to be run as a tenant dairy farm, the family did not possess the funds necessary to improve the mansion house to a point of livability. Whether the landscape was similarly neglected, or whether it was exploited for crops, livestock, etc. is unknown, although photographs of the mansion house grounds during the 1950s to 1960s clearly suggest the former.

120 Herbert Pickett, Jr., "A Short History of Hyde Bay Camp," *Hyde Bay Camp For Boys*, Jan. 30, 2001, <http://hydebay.net/History/ShortHistoryOfHydeBayCamp.html>.

121 "George Hyde Clarke," Obituary, *The Freeman's Journal* (Cooperstown, NY), Sep. 28, 1955. Clarke survived his son, also George Hyde, who had died in WWII.

Much like his father, Thomas Clarke faced the growing expenses of maintaining his aging buildings and land. Seeking to alleviate that pressure, Clarke entertained the idea of subdividing the estate to an even greater extent. Hyde Hall's prime location and abundant natural beauty made it an ideal spot for residential and resort development. Sensing the dissolution of their ancestral estate, however, other members of the Clarke Family intervened. Without the legal rights to challenge Thomas Clarke's plans, nor the funds to buy out his interest in the property, they appealed to higher powers. In 1963, New York State intervened, announcing that Hyde Hall and 600 of its surrounding acres would be acquired by eminent domain and developed for use as a public park. Clarke, who believed he had been treated unfairly in the proceedings (as well as under compensated for the value of his property), sued the state for damages. For the next several years, development on the site was postponed while litigation ensued, with the fate of Hyde Hall hanging in the balance.¹²²

PERIOD 4: 1963-PRESENT

While it was, ostensibly, the historic significance of the Hyde Hall estate that saved the property from subdivision and development, this fact does not appear in the early arguments for state intervention. Rather, the reasoning for the appropriation of the property through eminent domain appeals to the public benefit, to provide a venue for recreational activity in an otherwise highly privatized region. Indeed, were it not for several key events, the Hyde Hall mansion may not have survived at all.

THE PRESERVATION OF HYDE HALL

Due to its advanced state of deterioration and the (presumably) high costs associated with renovation, the state condemned the mansion and moved to schedule a demolition. Alarmed at this prospect, several parties interested in the preservation of the resource organized to form the Friends of Hyde Hall in 1964. While the Friends had, at first, little authority over the site and the state's treatment of it, they represented a crucial voice in the preservation and understanding of Hyde Hall. Sanctioned by the Friends, Douglas Kent and others instituted a new era of scholarly research on the mansion development and history, with particular attention paid to the George Clarke (born 1768) era and the architectural legacy of Philip Hooker. For this, they were able to utilize portions of the Clarke family's abundant collection of papers.¹²³

122 Carl David Stearns, "The Adaptive Restoration of Hyde Hall" (Master's Thesis, Cornell University 1977), 7-8.

123 Incidentally, the first scholar to utilize this collection intensively was Edith M. Fox, whose 1949 *Land Speculation in the Mohawk Country* tapped the Clarke archives for its information on colonial land speculation and acquisition practices. It was Fox's connection to Cornell University (she was director of



Figure 1.50: Hyde Hall landscape in winter, 1965 (courtesy NYS-OPRHP)



Figure 1.51: Hyde Hall landscape in winter, 1965 (courtesy NYS-OPRHP)



Figure 1.52: Hyde Hall landscape in winter, 1965 (courtesy NYS-OPRHP)

Also in 1964, the site was extensively surveyed, to aid in the preparation of a comprehensive park plan. The resulting drawings represent the most comprehensive and detailed survey of the landscape ever undertaken. They also illustrate, for the first time, vital landscape components such as topography, vegetation, and hydrology. While disparate sections of the property have since been surveyed in conjunction with building projects or archaeological studies, a survey of this scale has never again been completed of the park.

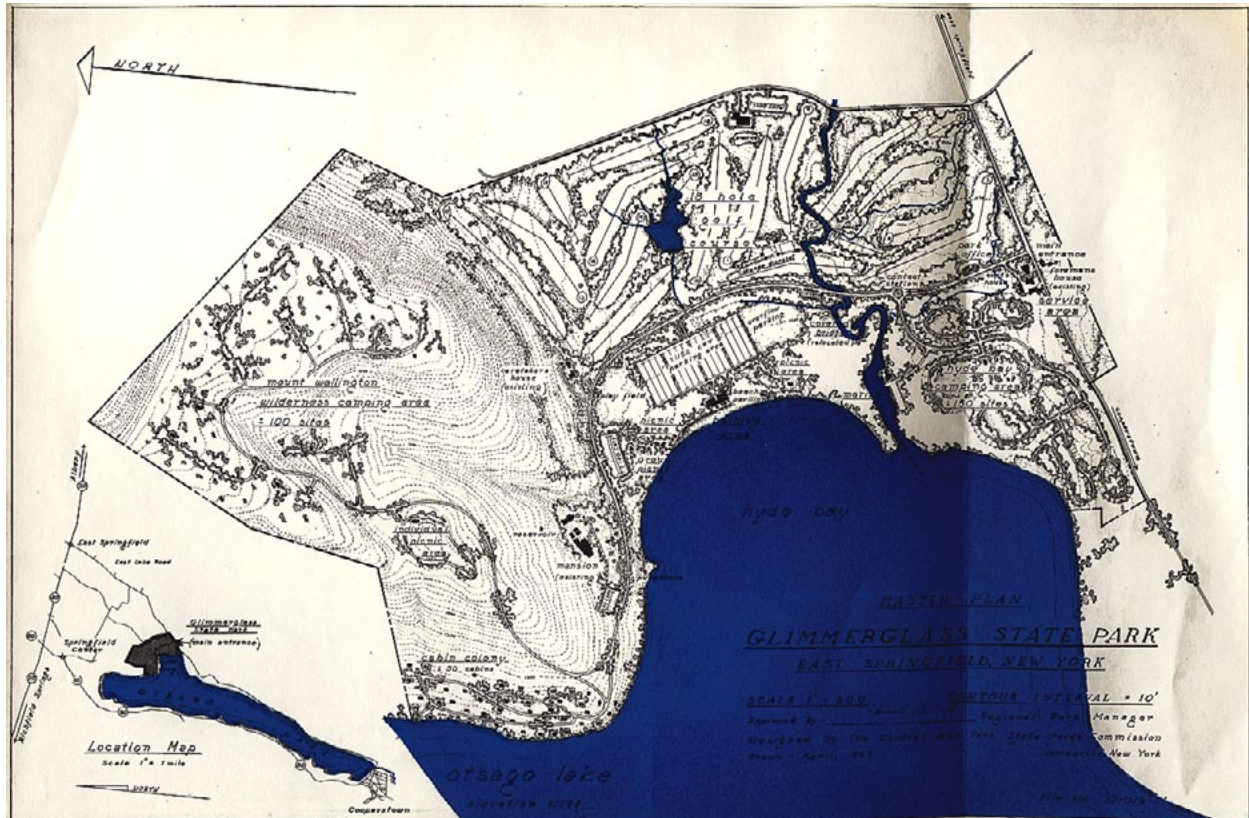


Figure 1.53: Glimmerglass State Park Master Plan, 1965 (courtesy NYS-OPRHP)

In 1965, a master plan for “Glimmerglass State Park” first appears. The plan makes impressive use of the landscape; it includes a marina, an eighteen-hole golf course, several hundred campsites, fifty rental cabins, several picnic areas, a beach pavilion and bathing area, various park facilities, and parking spaces for nearly 2,000 cars. Extant historic features are mostly retained. The mansion and tenant complex appear on the plan, and have been labeled “mansion (existing)” and “caretaker’s house (existing),” respectively. Tin Top and the covered bridge also appear, but are unlabeled. By this time, at least one set

the archive library there) that caused the Clarke Papers to be deposited there several decades later.

of historic structures has been demolished, part of those belonging Dutcher Farm which serviced the estate. The farm, also known as the Bailey Farm, had been historically operated by the Dutcher Family. It consisted of a farmhouse, barn, and several small accessory structures on the southeastern side of the County Route, and a large barn and silo complex on the northwestern. While the exact origins of the Dutcher Farm are unrecorded, it served as a tenant farm for the estate's agricultural operations since at least the era of Hyde and Mary Clarke's ownership of the estate (beginning in 1887). Between 1930 and 1951, it was owned by Anne Hyde (Clarke) Choate, who sold it to George Clarke.¹²⁴ In the park's 1965 master plan, the large barn complex has been replaced with a service facility for the park, while the house complex has been retained for a "foreman's house," conveniently located directly across from the park's main entrance.



Figure 1.54: Photograph of Dutcher Farm, 1952 (courtesy Hyde Hall, Inc.)

While not necessarily a component of this master plan, a feasibility study was conducted in 1965 by the Syracuse-based architect James Curtin, with funding provided by the New York State Council on the Arts. The following year, Curtin and others began to draft measured drawings of the mansion, which continued to be produced throughout 1968.

124 This information was taken from a caption on the reverse of the photograph described above.



Figure 1.55: Photograph of Anne Hyde Clarke Choate overlooking Hyde Hall, circa 1960 (courtesy Hyde Hall, Inc.)

As evidenced by this 1965 plan, if the State Parks Office had no immediate plans to demolish the remaining historic structures, they certainly had no plans for their sustained use. Despite the advocacy of the Friends, the future of Hyde Hall remained uncertain. A turning point came in 1967, and was brought about by three important events: the death of Anne Hyde Choate in May, the establishment of the New York State Historic Trust in October,¹²⁵ and the resolution of the lawsuit between Thomas Hyde Clarke and the State. Mrs. Choate had been one of Hyde Hall's most vocal advocates, and represented one of the most tenable links to the estate's period as a private family home. In her death, she became a martyr for the cause, which was taken up with renewed vigor. Second, the Friends now had the institutional support of the Historic Trust, which was established to recognize, and provide funding for, significant historic sites across the state. The Trust declared Hyde Hall to be "a place of historic interest,"

125 This was a result of the passage of the *National Historic Preservation Act* in 1966.

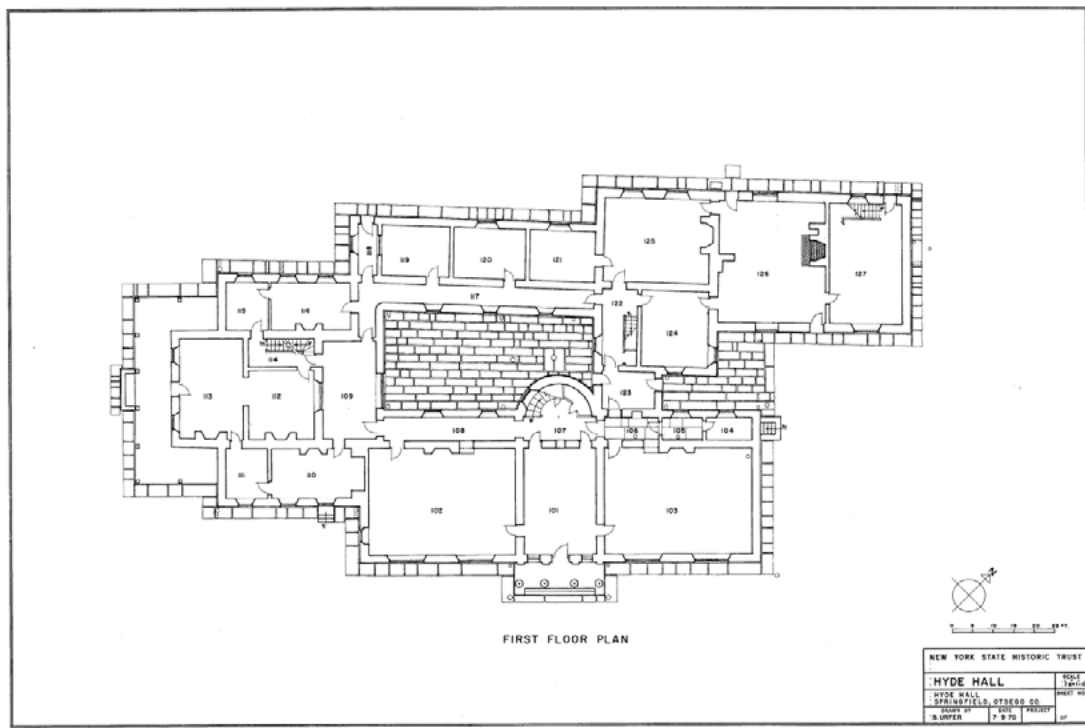


Figure 1.56: Mansion first floor plan, sample from NYS Historic Trust Set, 1970 (courtesy NYS OPRHP)



Figure 1.57: Mansion elevations, sample from NYS Historic Trust Set, 1970 (courtesy NYS OPRHP)

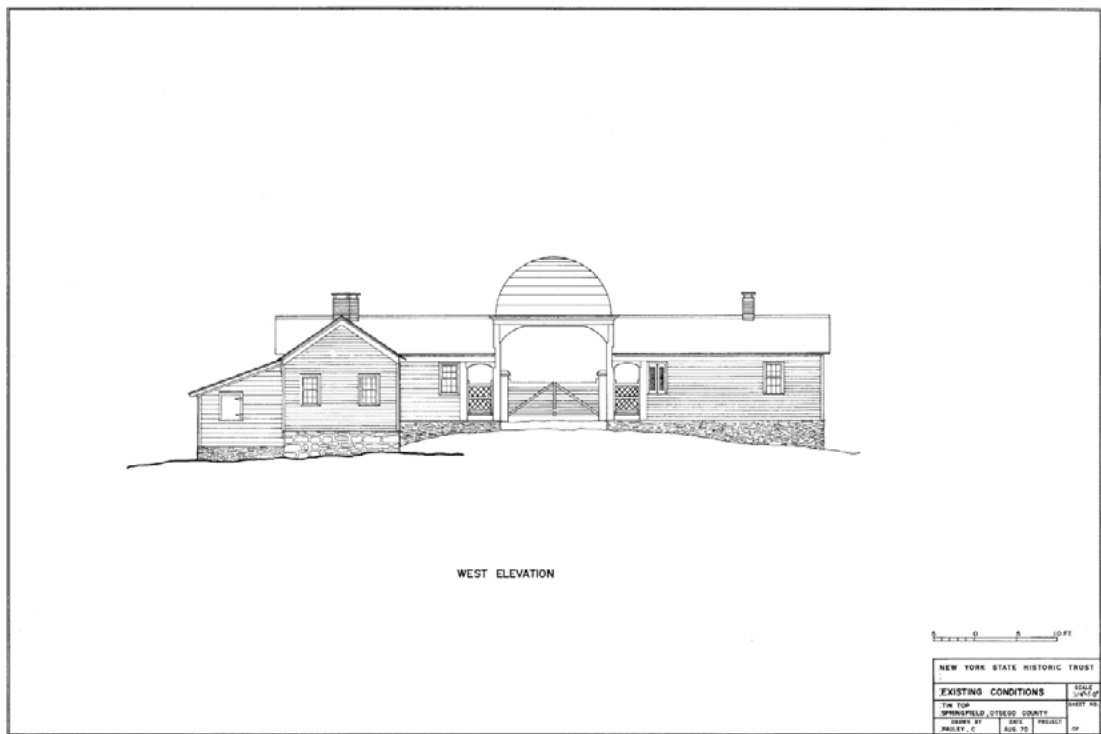


Figure 1.58: Tin Top elevation, sample from NYS Historic Trust Set, 1970 (courtesy NYS OPRHP)

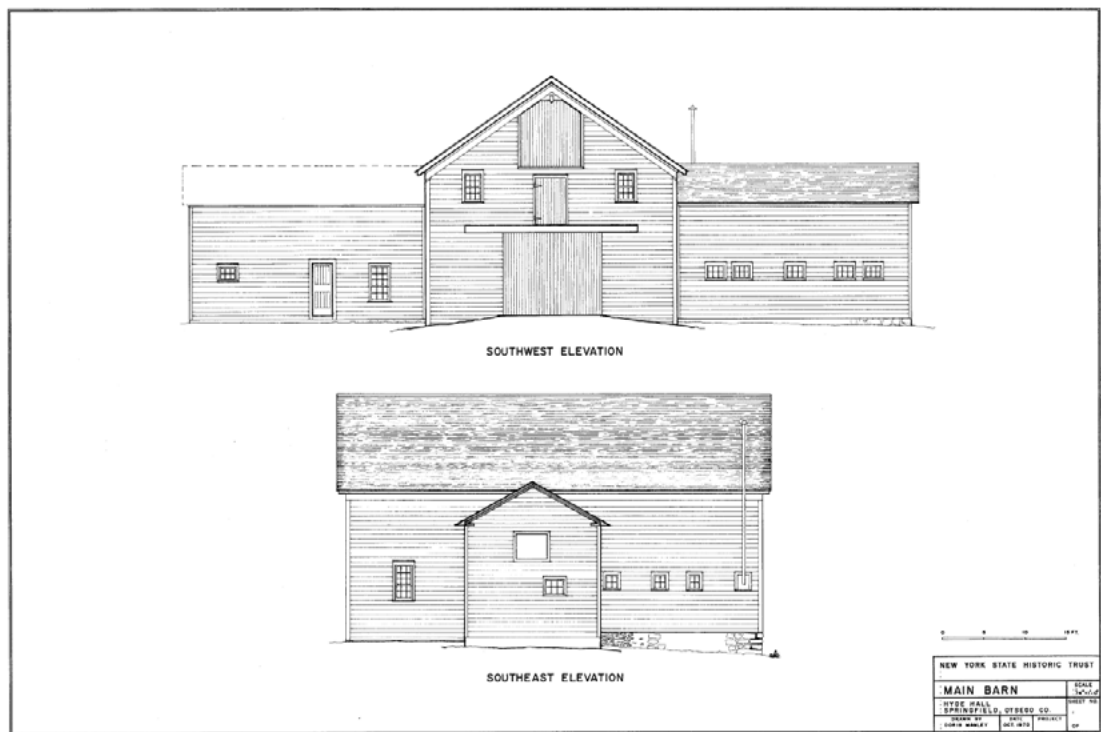


Figure 1.59: Stable elevations, sample from NYS Historic Trust Set, 1970 (courtesy NYS OPRHP)

thus assuring the State's intention to preserve, rather than demolish, the site. Finally, the resolution of Thomas Clarke's lawsuit against the state allowed it to reevaluate its plans for Hyde Hall, without the threat of legal encumbrance.¹²⁶

In 1968, the State produced a series of recommendations for the treatment of the site, and James Curtin was reengaged to propose an adaptive restoration scheme. A more detailed series of measured drawings was created in 1970, intensively documenting and detailing the mansion house and several outbuildings, including the carriage barn and Tin Top. From 1968 onward, studies relating to the restoration or adaptation of Hyde Hall appeared with greater frequency.¹²⁷ While these reports vacillated greatly in their scope, treatment, and amount of funding required to implement those treatments, they share a common thematic link: that the historic value of Hyde Hall was focused on the immediate mansion site, and that any preservation work undertaken should reinforce that idea. In some cases, this mission was taken to extremes. For example, Tin Top was relocated in 1974, partially to avoid further damage from vandalism, but also to link it physically with the site's historic core. Other treatments were more sympathetic to the landscape's overall historic character and integrity. The covered bridge, for example, was restored in 1968, and although many replacement materials were used, the bridge retained its basic setting, location, and use. Nevertheless, as they were working with limited funds and resources, the Friends of Hyde Hall and state representatives were obliged to make choices as to what was identified, studied, and preserved, and these choices often did not include sites and features beyond the park's historic core.

MODERN STATE PARK DEVELOPMENT

While the Hyde Hall preservation campaign was well underway, new construction projects across the remainder of the park began to materialize.¹²⁸ In 1966, drawings appeared for the park office, with substantial grading to link its driveway to the existing entry road. By 1967, the bathing pavilion had been

126 Carl David Stearns, "The Adaptive Restoration of Hyde Hall" (Master's Thesis, Cornell University 1977), 7-10.

127 Regrettably, it is not within the scope of this report to discuss the wealth of studies, theses, reports, articles and documentary materials created relating to Hyde Hall since 1965, except where they relate directly to the treatment of the landscape. These, to the best of the author's ability, have been collected and catalogued in the bibliography.

128 Unfortunately, these projects have been poorly documented by state parks and related agencies. At best, planning documents exist for individual structures, and perhaps some correspondence or cost estimates. Actual construction documents, or records of construction, are not held at state agencies, and individual construction firms and contractors were not listed, or were not consulted for the purposes of this report.

constructed on its current site, and plans appeared to develop the immediate site, including the parking, paving, and planting patterns as they appear today. The section of the main road connecting the park entrance to the bathing pavilion parking would have been constructed during this period also. Between 1968 and 1969, this road was lengthened to its present configuration—including the paved parking areas servicing the north picnic pavilion and Hyde Hall—which extended to the unpaved carriage road at the base of Mount Wellington. Also during this period, the open-air picnic shelters were constructed to flank the bathing pavilion, along the Otsego Lake shoreline. The maintenance garage along the County Route and adjacent to the park's main entrance (and the former site of the Dutcher Farm barn complex) existed at least as early as 1970, when a set of drawings to improve its access road appears.

The historic site also witnessed a number of changes during this early period of park development.¹²⁹ In 1968, the Cooperstown Graduate Program¹³⁰ conducted a series of exploratory studies on the various outbuildings comprising the mansion site, although no immediate action was taken regarding their findings. In the early months of 1970, the carriage house collapsed, explaining why it does not appear in the 1970 drawings of the attached structures. At this point in time, the “pig house” to the rear of the carriage house and stables still stood, although it has since collapsed or been demolished. No record of the latter event exists, but the structure's stone foundation remains in place.

In 1971, the Hyde Hall mansion and its immediate surroundings were added to the National Register of Historic Places. Already a New York State Historic Site, Hyde Hall's listing recognized its national significance as a work of architecture and as an historical document. While the listing also provided for greater protection of the site resources, its limited scope could not protect elements further afield. For example, in 1972, a considerable portion of the lower stone culvert—that extending from the ravine to the lakeshore—was unearthed, causing massive damage to the feature's integral fabric. Photographs from the event attest to this damage, with rocks and earth strewn around the culvert's course. The culvert was later resurfaced, and is presently completely below grade. It is possible to judge the extent of the damage, however, by observing its condition as it meets the ravine (directly north of the paved road), which is highly degraded.¹³¹ Many years later, in the late 1980s, the drainage ditch running along the northwest edge of the mansion lawn (at the base of Mount Wellington) was similarly excavated,

129 The many restorations completed on the mansion house have been adequately documented elsewhere, and will not be included in this report.

130 The Cooperstown Graduate Program, a branch of SUNY-Oneonta, focuses in museum studies, and maintains an active relationship with Hyde Hall.

131 This damage was further aggravated by a 2006 storm, detailed below.



Figures 1.61 & 1.62: Photographs taken during the excavation and repair of the lower stone culvert, 1972 (courtesy NYS OPRHP)



Figure 1.63: Photograph taken during the excavation and repair of the lower stone culvert, 1972 (courtesy NYS OPRHP)



Figures 1.64 & 1.65: Photographs taken during the excavation and repair of the upper stone culvert and bridge, 1979 (courtesy Hyde Hall, Inc.)

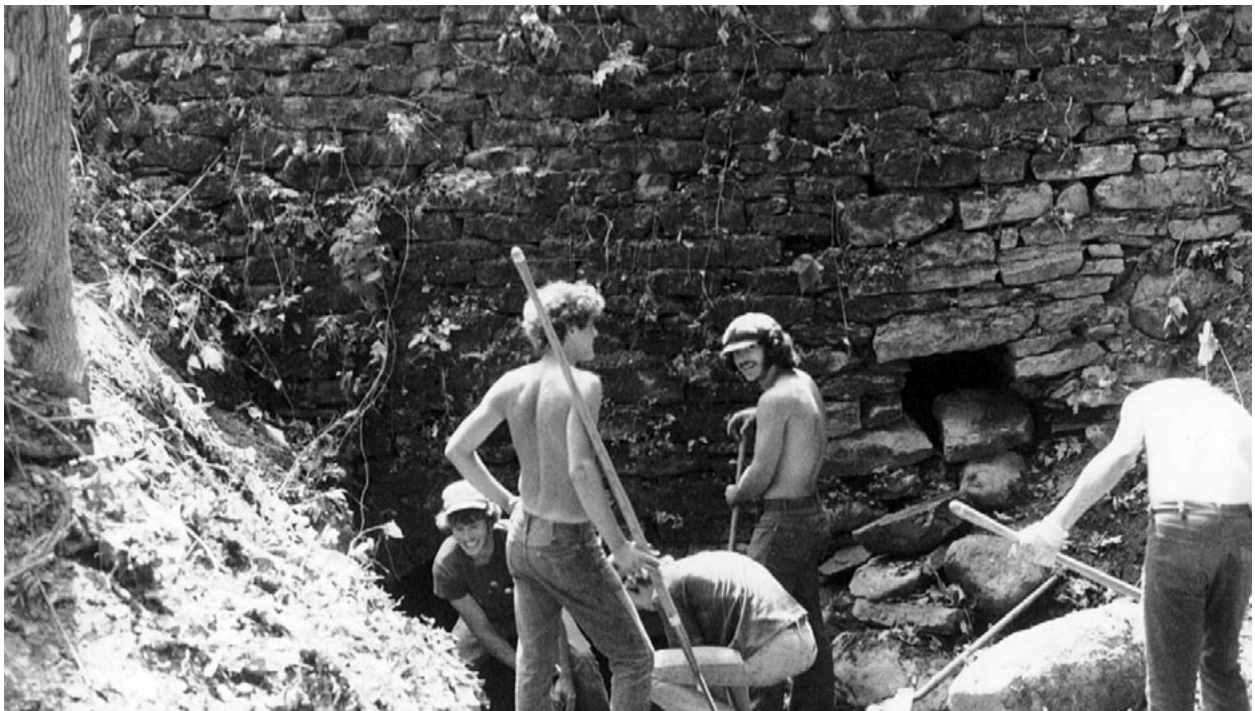
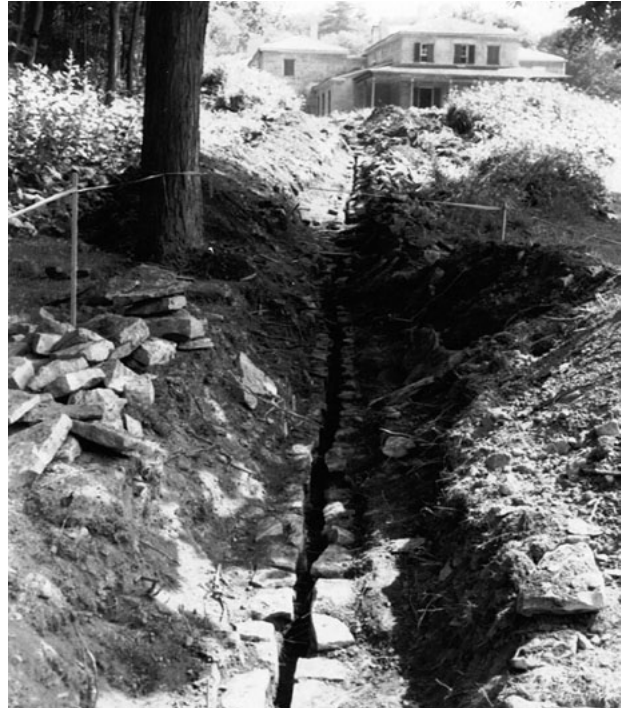


Figure 1.66: Photograph taken during the excavation and repair of the upper stone culvert and bridge, 1979 (courtesy Hyde Hall, Inc.)



Figures 1.67 & 1.68: Photographs taken during the excavation and repair of the stone drain, 1989 (courtesy Hyde Hall, Inc.)



Figures 1.69 & 1.70: Photographs taken during the excavation and repair of the stone drain, 1989 (courtesy Hyde Hall, Inc.)

although with somewhat more sensitivity paid to the treatment of the original materials found there. During this process, the drain was restored and augmented with modern materials, before being reassembled and recovered.

In the 1970s, many structures around the mansion house were relocated or reconfigured. The carriage house was reconstructed in 1973, to serve as offices and workshops for state restoration crews. Following the 1974 relocation of Tin Top, the gravel road connecting the tenant house to the mansion site was likely regraded, graveled, and enlarged to accommodate visitor parking. The structure was placed on a poured concrete foundation, with a cast stone veneer to mimic its original foundation. The cart hovel structure stood until 1975; it later collapsed, leaving only a stone foundation, which still remains. Also in the 1970s, the 1890s wood shed was moved from its original foundations to a site directly adjacent. The rehabilitation was planned as a utility and restroom facility for the site. The shed was moved, but its new uses were never installed. Beyond minor restoration (especially the replacement of boards along the northern side) the shed was left in its original condition.

Further afield in the Hyde Hall landscape, changes were slowly taking place that altered the intended use, if not the greater character, of the park.¹³² Among these changes are the creation of cross-country skiing trails, the clearing of a sledding hill, the construction of a rustic nature education center, the creation of unpaved walking and maintenance trails, and the creation of two campsites. The cross-country skiing trails are located in the open meadows on either side of Shadow Brook and, for most of the year, are maintained as cleared swaths of grass. The sledding hill was carved from the wooded, southeastern flank of Mount Wellington, including a portion of the historic hillside orchard. Like the skiing trails, the hill is used seasonally for recreational purposes. Nearby, the nature education center is a rustic, wood-frame structure overlooking the lower slope and meadow below. The Glimmerglass campsites, one rustic near the Beaver Pond and one more developed in the southeast portion of the park, were constructed with requisite parking and circulation areas, campsites, and facilities. Finally, several unpaved paths were created as walking trails or circulation paths for maintenance vehicles. Of the former, the most prominent is the walking trail in the vicinity of the Beaver Pond and its camping sites. Of the latter, the most prominent connects the main road to the covered bridge, travels along the original approach drive, and turns to provide access to the park ranger station. Collectively, these changes did little to alter the aesthetic character of the landscape. In most cases, they were discrete or

132 Unfortunately, much of the changes listed below are undocumented in history. This fact, however, does not significantly alter their inclusion in this report.

low-impact enough to cause only minor changes of appearance. However, they do combine to create a significant impact on the use of the site, repurposing large extents of the park for recreational purposes that would otherwise have been left unused but for scenic purposes. These changes also highlight the fact that, while many small-scale developments have been wrought on the Hyde Hall landscape, they often do little to impair the historic character of the park.

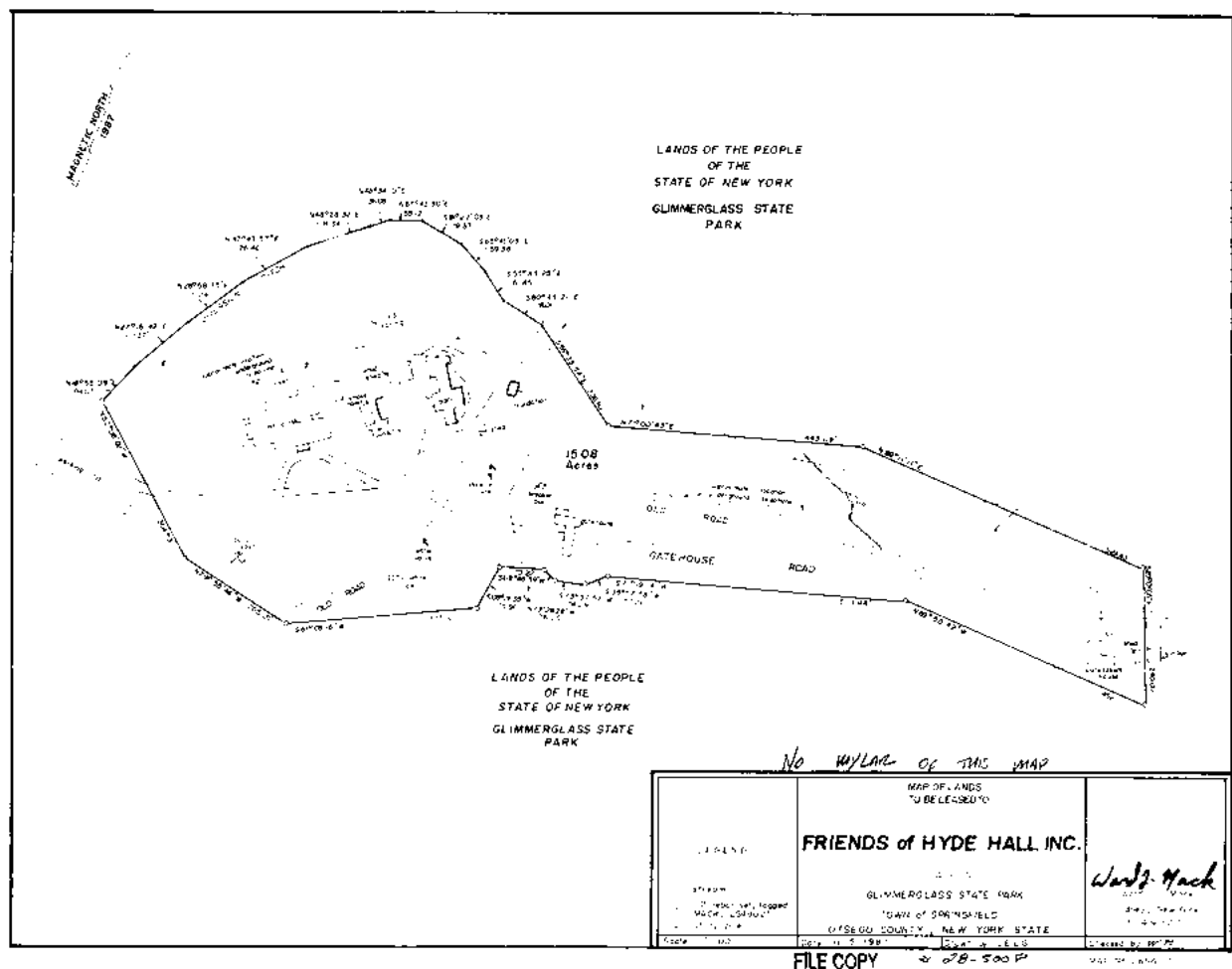


Figure 1.71: Map of Hyde Hall lease boundaries, 1988 (courtesy NYS OPRHP)

Hyde Hall became a National Historic Landmark in 1986. Like the National Register nomination, the landmark nomination cited the architectural significance of the mansion house. This listing includes the surrounding structures and landscape, notably the relocated Tin Top, although its boundaries do not incorporate the stone tenant house or its nearby shed. Further enhancing the protection of the site, the Friends of Hyde Hall acquired a thirty-year lease from the State of New York in 1988, granting them access and agency over the land and structures located within. This 15.08-acre parcel contains nine historic

structures and numerous features, representing the bulk of the constructed historic fabric in Glimmerglass State Park. Although the Friends have been granted nominal authority over the historic site through this lease, they still rely on state park resources and consultation for providing utilities, site maintenance (for seasonal landscape needs like lawn mowing, snow plowing, etc.), and for any major undertakings on the site.¹³³ Indeed, while Hyde Hall, Inc. exercises nearly full control of the historic structures, much of the care and control of the landscape remains in the hands of the state park representatives.

However, the series of events surrounding the possible installation of a boat launch at Glimmerglass asserted the influence of the preservation faction, including the Friends of Hyde Hall, in the future development in the park. In the early 1990s, state officials proposed construction of a boat launch on the site. It was a relatively benign proposal, and certainly not a novel one; the 1965 master plan for the park included a marina, which would have significantly altered the outlet of Shadow Brook. Nevertheless, the event sparked major public opposition among local citizens and concerned parties, who challenged the need for a boat launch and cited the unavoidable damage to both the historic site and the natural environment along the water's edge, as well as the project's projected cost. An Environment Impact Statement (EIS) process began in 1995; following an unfavorable Draft EIS review, the proposal was scrapped. The outcome of the boat launch project illustrated that, despite their limited jurisdiction over the park's resources, Hyde Hall supporters and local citizens actually exercise considerable control over the development of the park that was originally created for their benefit.

Throughout the late 1990s and early 2000s, Hyde Hall, Inc.—renamed from the Friends of Hyde Hall in 1999—funded a series of preservation projects and studies, continuing their mission of care and stewardship for the resource. In 1994, they reestablished their administrative offices and library in the reconstructed carriage house and stable complex. Two years later, they opened a visitor center on the first floor of the carriage house. Between 1999 and 2000, a restroom was installed in southeast wing of the building. From this complex, the organization now managed its programs, tours, administrative duties, and historic collections, relocated from its former home at the stone tenant house.

In 1999, the paved stone courtyard, one of the mansion's most distinctive architectural features, was restored. In the process, archaeological excavation uncovered parts of a water collection and filtration system.¹³⁴ In 2001, an architectural assessment of the current state of Hyde Hall was created by the

133 A prime example of the latter is the Tin Top Bridge Relocation project, underway since 2006. See below.

134 Michael G. Roets, *Phase I Archaeological Reconnaissance Survey: Lower Culvert Replacement and Pedestrian*

Syracuse-based architectural preservation firm Crawford & Stearns.¹³⁵ While in most respects this report is very similar to its earlier counterparts, it does recommend that a cultural landscape report be created, both to improve the interpretation of the historic site and to provide a sustainable use for the site's historic structures. Not only would an understanding of landscape issues help to mitigate the structures' persistent problems (especially water damage caused by poor site drainage), but could also enhance the function and historic continuity of the site. "The challenge," the report outlines, "is to procure some seed money to make each historic building reach a level of utility and/or interpretive value so that it in essence pays its own way and contributes to the overall site."¹³⁶

The need for a cultural landscape report to document and protect historic features was underscored in 2006, when a storm washed out the stone bridge and culvert connecting Tin Top to the greater historic site. Since the estate's first period of development, a bridge had spanned this ravine, connecting the mansion site to the stone tenant house via a service drive. Its original path, demarcated by two stone gateposts similar to those at Tin Top, was located several dozen feet to the northwest. The open culvert, an integral component of the bridge's masonry construction, allowed water to pass beneath the bridge and eventually meet the lower culvert. Following the storm, site access was restricted and damaged materials were removed. Eventually, planning began to stabilize the remains of the culvert, provide for future storm water management, and construct a pedestrian bridge reconnecting Tin Top to the mansion grounds. This was followed by three archaeological site assessments, in 2007, 2008, and 2010, to determine the nature of and impact to cultural resources in the immediate vicinity. When the project is completed, it will provide accessible pedestrian access between the visitor site and Tin Top, expanding the latter's ability to act as a starting point and exhibition space for the Hyde Hall visitor experience.

Access Project (Peebles Island: NYS OPRHP Bureau of Historic Sites, 2008), 17.

135 The firm has a long history with Hyde Hall; one of its founding partners, Carl Stearns, wrote his master's thesis on the site in 1977, after having contributed to its early preservation efforts.

136 *Architectural Assessment Report, Hyde Hall, Cooperstown, New York* (Syracuse: Crawford & Stearns, 2001), 26.

A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK

Drawing 2.1
EXISTING SITE PLAN
Glimmerglass State Park
& Hyde Hall State Historic Site

Legend

■

 Existing Structure

□

 Missing Structure

■

 Vegetation

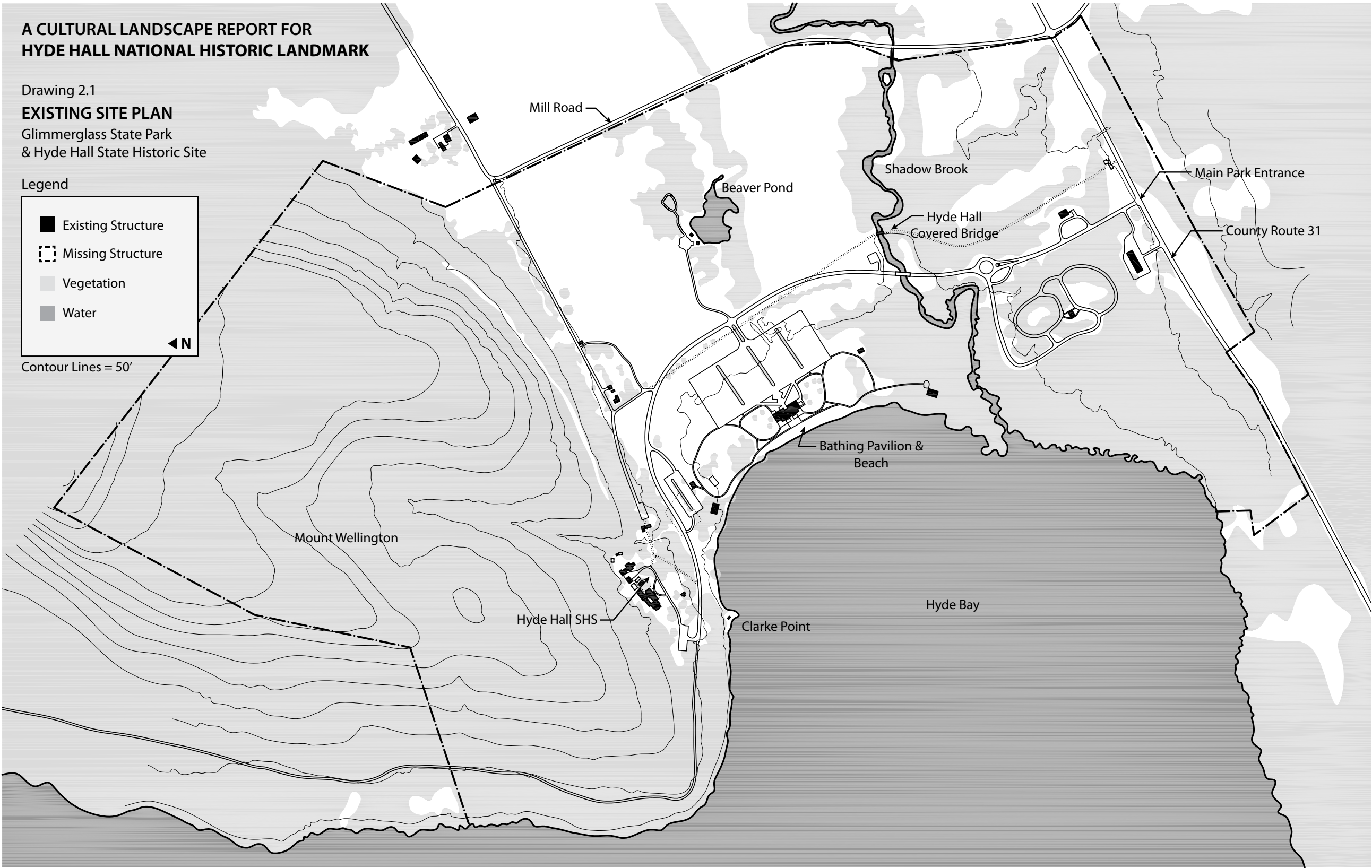
■

 Water

◀

 N

Contour Lines = 50'



600'

Drawn by William Marzella, May 2011

A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK

Drawing 2.2
EXISTING SITE PLAN
Hyde Hall State Historic Site

Legend

■

 Existing Structure

□

 Missing Structure

■

 Vegetation

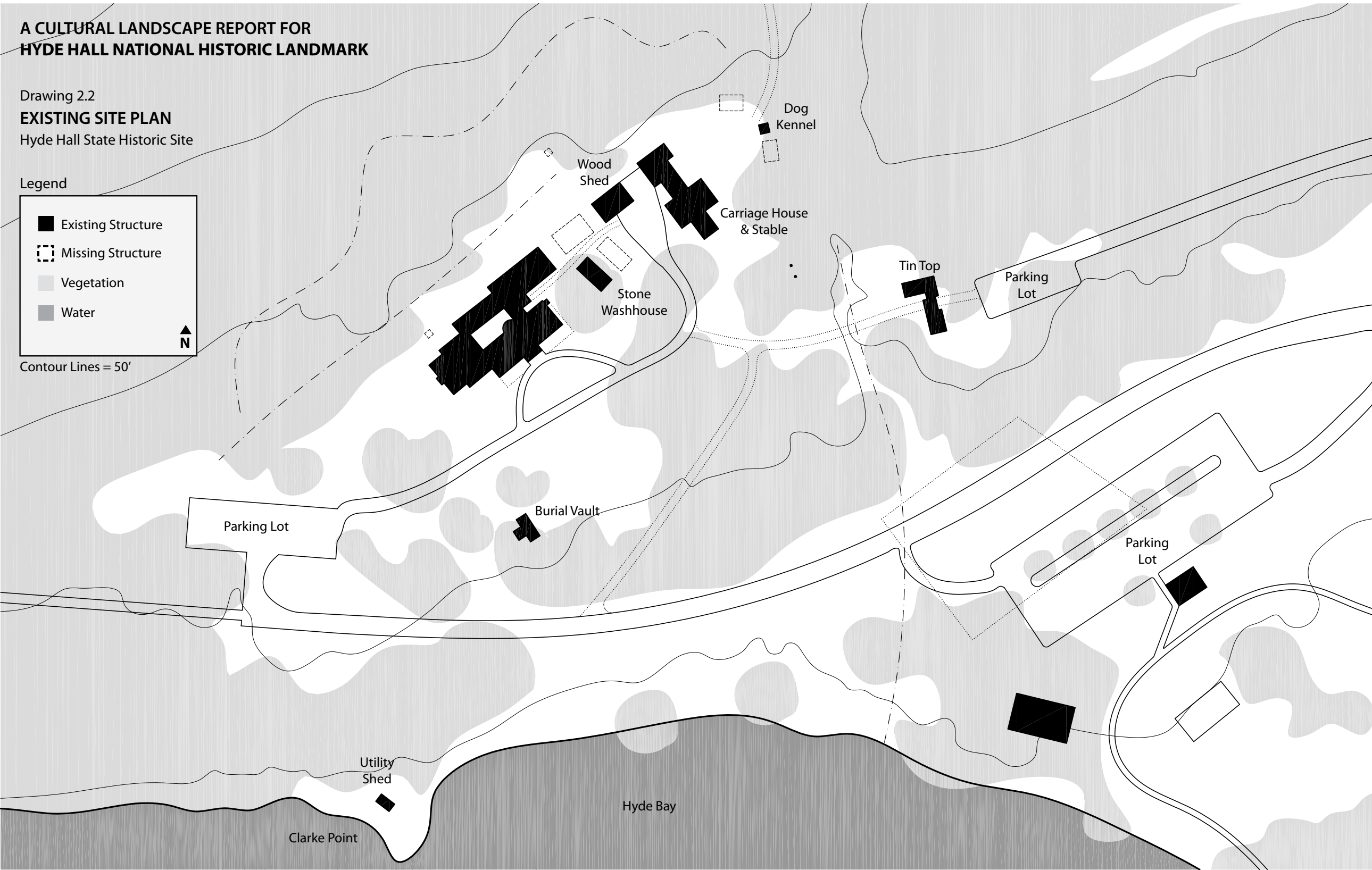
■

 Water

▲

N

Contour Lines = 50'



Drawn by William Marzella, May 2011

Chapter 2 **EXISTING CONDITIONS**



Figure 2.1: Panoramic photograph of Glimmerglass State Park from the east, circa 1960s (courtesy Hyde Hall, Inc.)

INTRODUCTION

The grounds of Hyde Hall lie toward the head of Otsego, on the eastern side, where Hyde Bay increases the width of the lake by a generous sweep of rounded shore. Into this bay from the east flows Shadow Brook, the most picturesque stream of water in the region, whose pellucid current reflects clear images of foliage and sky, and offers a favorite resort, in shaded nooks, to the drifting canoes of lovers.¹

The purpose of this chapter is to provide an understanding of the present condition of the Hyde Hall landscape as it has been shaped by history. Discussion is structured by major landscape characteristics—both tangible and intangible—that coalesce to portray the uniqueness of the Hyde Hall landscape. While subjected to both natural and human changes over its documented lifespan, the major characteristics of the landscape are timeless, and have remained largely unchanged, as illustrated in the excerpt above. These characteristics include natural systems, vegetation, buildings and structures, historic fabric, views and vistas, and spatial organization. Where appropriate, text will be supplemented by photographs and illustrations.

Hyde Hall State Historic Site is operated by Hyde Hall, Inc., a non-profit organization charged with its care. Hyde Hall, Inc. leases the structure—and the surrounding area of fifteen acres—from the State of New York Office of Parks, Recreation, and Historic Preservation. Following the State's purchase of the site in 1963 from the Clarke Family, the historic site became a component of the larger Glimmerglass State Park, a 593-acre public park boasting many natural, scenic, and recreational amenities.

1 Ralph Birdsall, *The Story of Cooperstown* (Cooperstown: The Arthur H. Crist Co., 1917), 210-211.

A remarkable display of environmental diversity is present within Glimmerglass State Park. To the north, Mount Wellington rises more than 500 feet above the landscape's lowest elevation, the shoreline along the lake. Beneath this, the Hyde Hall mansion sits on a terrace overlooking the lake—formed by natural kame deposits enlarged during the first period of ownership. The remainder of the site is primarily level, divided into various zones by open meadows interspersed with water features and small, densely wooded forests. Shadow Brook—a natural stream with an outlet in Otsego Lake—snakes southwest from an offsite source, across the length of the landscape, and eventually meets the lake. Around this, the vicinity of Shadow Brook is characterized by a thick mix of conifer and deciduous forests and marshy wetlands, especially toward the shoreline. A portion of these wetlands has been regraded and filled to form an artificial sand beach, bathing pavilion, and parking area, at roughly the center of the park. Despite its large size and topographical diversity, the park retains a high level of coherence, mostly due to strongly defined edges: Mount Wellington, the Otsego Lake shoreline, Otsego County Route 31, and Mill Road to the north, west, south, and east, respectively.

TOPOGRAPHY

The majority of the site is characterized by low-lying, rolling terrain, that varies little from its highest point to its lowest along the lakeshore. The mean elevation for this central portion of the site is 1,200 feet above sea level. The site gradually slopes upward to meet the base of Mount Wellington to the west, which eventually reaches a crest of more than 1,700 feet above sea level. The majority of the historic site is contained on a slender terrace—created by natural geographic action, but expanded and flattened by human activity, as noted above—that sits approximately 150 feet above the lakeshore elevation.

NATURAL SYSTEMS

GEOLOGY

The surface geology of Hyde Hall was largely shaped by glacial movement during the last Ice Age. Indeed, during this period, Otsego Lake was subsumed into a much larger glacial lake—known as Glacial Lake Cooperstown—that receded to form its present boundaries. Glacial activity created surface till deposits several feet in depth, which coats the western extent of the park, notably Mount Wellington and the historic site. To the east are located deposits of Lacustrine silt, clay, and sand.²

2 Adapted from Joyce M. Clements and John P. Pretola, *Final Report: FHA Archaeological Mitigation, Report Drainage Repair/Upgrade* (Providence: Gray & Pape, Inc., 2010), 11-13.



Figure 2.2: 1903 Topographical Map, Richfield Springs 15 Minute Quadrangle (United State Geographical Survey)

While the underlying bedrock varies along the length of Otsego Lake, its northern portions are mostly grounded in Onondaga limestone. Erosion relating to stream and wave movement has caused some of this bedrock to be exposed, including along the length of Shadow Brook. While popular tradition has it that stones for Hyde Hall itself were quarried on site, these accounts are largely apocryphal, and can perhaps be explained considering this fact (i.e., exposed limestone was mistaken for historic quarries). Further, Native American tribes found the exposed chert stone to be especially useful in the creation of lithic tools, perhaps forming an argument for their choice of settlement in the greater region.³

CLIMATE

Hyde Hall shares general weather conditions with Cooperstown, New York, the nearest municipality for which climatic data is readily available. In 2010, recorded temperatures ranged from -10 to 90 degrees, average mean temperatures ranged from 39 to 54.8 degrees, and the overall mean temperature was 46.9 degrees Fahrenheit. The annual rainfall was 56.4 inches, with 94.3 inches of sleet or snow. Over the past decade, the mean annual rainfall was 50.3 inches (ranging from a low of 31.5 to a high of 64.7 inches in a given year), and the mean annual sleet/snowfall was 74.4 inches (ranging from a low of 36.2 to a high of 143.4 inches in a given year). Peak rainfall tends to occur in June and October, and peak sleet/snowfall in December, January, and February.⁴

HYDROLOGY

Otsego Lake lays claim to being one of the two sources of the Susquehanna River, the longest river in the Northeastern United States. This fact establishes the body of water, despite its seclusion and placidity, as a site of considerable hydrological importance to the entire region. By extension, all of the water movement through Glimmerglass State Park eventually finds its outlet in Otsego Lake. This is, of course, a simple diagram for what is a complex hydrological system, but nevertheless helpful for understanding the workings of the site.

Beginning in the late-eighteenth century, human intervention drastically reshaped the Hyde Hall water system, beginning with the construction of the first dam in the 1770s, the later infrastructural improvements throughout the nineteenth century, and the still later state park redevelopment in the

3 Ibid.

4 "Annual Climatological Summary, Cooperstown, New York, 2000-2010," U.S. Department of Commerce, National Climatic Data Center, National Oceanic & Atmospheric Administration, Accessed April 21, 2011. <http://cdo.ncdc.noaa.gov>.

twentieth. While these interventions largely erased the natural condition of the landscape, some issues of water movement proved insurmountable, and plague the site's caretakers to the present. The issues arising from these two conditions are largely discrete, and will be discussed individually.

First, the flat terrain contained by County Route 31 and Mount Wellington to the southeast and northwest respectively—constituting the bulk of the Hyde Hall land area—has been largely reshaped by human hands, particularly around the lakeshore area. Originally, water coursed through two main outlets in the site, both running southwest before eventually depositing in Otsego Lake. The first of these, of course, is Shadow Brook, whose serpentine path is a major component of the site's geography. The second is less conspicuous, but begins at Mount Wellington, surfaces at the Beaver Pond, before continuing underground to drain into the lake. These conditions are by no means historical, however. A 1903 USGS topographical survey map (below) reveals that the Beaver Pond is a twentieth-century development, and its associated stream originally linked to Shadow Brook before its eventual drainage. Nevertheless, the flat terrain around the lakeshore slows drainage, causing marshy wetlands to develop and cover significant ground in this area. Historical documentation reveals that portions of this area were filled and cleared by George Clarke (born 1768), which were compounded in the late 1960s and 1970s during the construction of the Bathing Pavilion, parking lot, and beach. With a lack of sufficient documentation to confirm any speculation, it must be supposed that the original condition of the vicinity was much like the marshy area further southeast (especially directly abutting Shadow Brook), albeit cleared for the greater part of the nineteenth century. Further, despite considerable fill, the area is prone to flooding, especially during periods of heavy rainfall.

Second, one must consider the hydrological conditions arising from the natural terrace on which the Hyde Hall mansion is located. As noted above, a majority of Mount Wellington water runoff is diverted in a southeast spiral to the flatter portions of the site. However, other runoff is channeled directly to the east of the mansion site, along a deep ravine. The original course is unknown, as it was diverted in the nineteenth century by Clarke, who constructed a stone culvert that extended from the ravine's edge to the lakeshore. This culvert would have been totally concealed by earth, creating the possibility for a flat, unimpeded lawn along the shore edge. Additionally, its channeled flow provided a source of water for a formal garden with decorative fountain. If Clarke's ingenuity provided for an elegant solution to his aesthetic water needs, his plans for diverting water from around the Hyde Hall mansion itself were less successful. Natural springs on Mount Wellington provided fresh water to the house, but this movement also tended to slow as it reached the terrace—naturally formed, but later enlarged

by Clarke—upon which the house was built. This, in addition to an unsuccessful system of rainwater diversion,⁵ created surplus moisture conditions that regularly pool around the house foundation, especially on the northern side. In an attempt to mitigate this issue, an extensive drainage canal along the base of Mount Wellington was constructed in the 1970s. Instead of continuing its flow southeast to the house foundations, water is instead diverted to the southwest, where it drains into the greater storm water infrastructure as implemented by the State.



Figures 2.3, 2.4, & 2.5: Various vegetative conditions at Hyde Hall (photographs by the author)

VEGETATION

The park contains a variety of plant material, generally bound by unique patterns of vegetation. Much like the site's topographic and hydrologic features, the vegetation within Glimmerglass State Park is a subtle combination of naturally occurring growth and human intervention. If it is difficult to believe that an estate with nearly two hundred years of documented history contains pockets of undisturbed growth, it must be remembered that the landscape of Hyde Hall has always been celebrated for its natural qualities; over the years, these have been molded and reduced, but have probably never undergone a large-scale clearing and replanting scheme.⁶ Further, large portions of the site remain concealed from view and free from use, even to the present.

-
- 5 The house's rainwater management system was designed to divert water from gutters into downspouts that were funneled into underground drains, leading away from the house and perhaps finding outlet in the stone culvert. The exact location and condition of these drains is unknown, although the past prevalence of water retention around the site suggests that they have long been underperforming.
- 6 That is not to say that selective areas have not been cleared and replanted. Especially during the first period of ownership, on-site timber was harvested for construction and heating purposes. It is likely that, once cleared, these areas were left open or replanted to suit aesthetic needs, as might have been the case along the Maple Avenue.

The most homogenous portion of the site is Mount Wellington, densely covered in a mixed pine forest, with little underlying vegetation. The eastern flank of the site is similarly regular, with meadow grasses creating large, open fields. These are interrupted at two points: around the Beaver Pond and in the vicinity of Shadow Brook, which both feature a diverse mix of deciduous and coniferous tree *genii*. To the southwest, a maple forest shelters the wetland areas along the lakeshore, which also features a diverse mix of groundcover. The southwest corner of the park—the former site of the Hyde Bay Camp for Boys—is similarly forested, although land here has a slightly higher elevation, and is less marshy than the remaining portions of the shoreline.

Prominent along the lakeshore are a series of mature willow trees, interspersed with smaller, decorative trees and shrubs planted during the state park era. Apart from land occupied by buildings and pavement, the remainder of the lakeshore area is mown lawn.

While the areas described above do little to betray their historical character or provenance, several portions of the site are clearly more intentional in their planting. Around the mansion itself, mature oak, maple, and hickory varieties are met with smooth, uninterrupted lawns. These specimens, while not formally deployed, create admirable and dramatic frames from which to view the house and landscape beyond. The lower slope beneath the house—which historical photographs suggest was kept largely cleared—is now dominated by low scrub growth. Another major historic, vegetative feature of the park is the double row of Sugar Maple trees lining the original entry drive. The immensity of these trees suggests they were planted in the first period of ownership; those that remain are in an advanced state of decline or decay, and the aesthetic impact is marred by ample scrub growth.

The tenant farm complex features a more diverse range of species, with arborvitae, birch, larch, and hickory varieties enclosing the site from the surrounding meadow. Along the rear entry drive, a distinguishable row of mixed hickories and maples lines its northern side. The age of these trees suggest that they were haphazardly planted during the third period of ownership, perhaps to provide a screen between the road and orchard.

The other large-scale vegetative feature implemented by the Clarkes is the fruit orchard, first planted by George Clarke (born 1768) and later taken up by his son in the 1850s.⁷ The site is ideal: hugging the southern slope of Mount Wellington, it would have provided ample exposure for rows, as well as

⁷ It should be noted that the precise location of these orchards has not been documented; it is inferred that the present site matches that of its original location, developed between 1820 and 1860.

easy access to the stone tenant house and cider mill, located along Shadow Brook. While many trees remain—in some cases, in discernible rows—the orchard is in an advanced state of deterioration, and none of the trees continues to fruit. While gradually being overtaken by scrub growth, the general outline of the orchard planting is defined by a cleared thoroughfare for utility lines, which forms a slender crescent at roughly the upper bound of the original planting.

SPATIAL ORGANIZATION

Glimmerglass State Park may be divided into various regions based on divisions of topography, land use, and general character. Its most dominant visual boundaries are the lakeshore and Mount Wellington, where the most extreme shifts in these divisions occur. Within this framework, smaller spatial entities are generally distinguished by stands of vegetation, distributed along circulation paths, and generally paired with clusters of structures and landscape features. Divisions of land use are contained within these clustered arrangements, and may be categorized as such: historic mansion core and Mount Wellington, tenant farm and surrounding lands, park service and orientation areas, park recreation and bathing areas, two distinct camping areas, and the land defined by the path of Shadow Brook. Land in the intervening areas is generally left fallow, is obscured from view, and receives little use or maintenance.

CIRCULATION

While mostly imposed during the period of state ownership, during its early years of park redevelopment, the circulation system of Hyde Hall is largely an overlay of its previous incarnation. The two main points of access were roughly the same: one for guests and residents, and another for service access in the estate's rear. The former is located on County Route 31, which runs along the eastern shore of Otsego Lake, connecting Cooperstown to East Springfield. The park property hugs this route for several thousand feet, with the main park entrance located at the center of this confluence. The original entry drive lay several hundred feet to the north, demarcated at either end by the original foundations of Tin Top and the covered bridge, before curving south and intersecting the current, paved drive. Surrounding the mansion area, the circulation system has largely remained the same, augmented only by state park-era parking areas at its southwestern and northeastern (near the present location of Tin Tip) ends. An additional path—cutting diagonally down the hillside from the carriage house toward Clarke Point—is still faintly visible, but not regularly maintained.

The network of roads and paths found across the site forms the connective tissue uniting various regions of the park. The main entry drive extends from the site entrance on the southeast to the historic site on the northwest; it acts as a curved spine, from which the various clusters of structures and activities may be accessed. Via automobile, the site may also be accessed from its northeast extremity, from a service road that perpendicularly intersects Mill Road, and leads directly to the stone tenant house, before it reaches its final destination at the relocated Tin Top. Wellington Lane forms an additional, unpaved path that curves around the lower slope of Mount Wellington, providing site access to the north. While the majority of this lane is not maintained for automobile traffic, historical documentation from the late nineteenth century shows that it was used as a carriage path by the Clarke Family, particularly for its easy access to Swanswick, the Pell estate at the northern tip of Otsego Lake.⁸

Subsidiary drives branch off from the main road, providing access to site activities, and generally allot dedicated automobile parking spaces thereto. While the majority of these surfaces are paved, secondary drives around the mansion site are graveled, to reflect their historical condition. Footpaths form a tertiary circulation system. These are laced throughout the site, especially on Mount Wellington and around the Beaver Pond. Beyond this, open paths are maintained throughout meadows and woods, to allow winter access for hiking and cross-country skiing.

8 George Clarke Papers, Letter, March 1885, Box 7. Anne Clarke, the sister of George Clarke, Jr. (born 1822) married Duncan Pell, whose family owned Swanswick.



Figure 2.6: Hyde Hall landscape management zones (drawing by the author)

BUILDINGS & STRUCTURES

BUILDING CLUSTERS

As noted above, buildings and structures found on the park are clustered by general use and character. These clusters may be grouped into the following categories:⁹

1. Mansion, Historic Site, & Mount Wellington: This area is anchored by the Hyde Hall mansion, around which are situated the carriage house and stable (and present-day visitor) complex, the stone washhouse, the wood shed, dog kennel, the Clarke Family burial vault, Tin Top, the stone culvert, three remnant stone foundations, and a non-historic utility shed on Clarke Point. Further afield may be found the historic stone drain and culvert, the historic and modern water reservoirs, and the former site of the formal garden. During much of the Clarke period of ownership, this area

⁹ For the sake of continuity, these clusters are aligned with the “landscape management zones” as illustrated in Figure 2.7, and outlined in the following chapter.

functioned as the domestic center of the estate. It is currently used for visitor, recreational, and aesthetic activities relating to the interpretation and use of Hyde Hall SHS.¹⁰

2. Tenant Farm, Orchard, & Meadow: In addition to the stone tenant house itself, this area contains a stone storage shed, a garage, and a nature center. The two former buildings were erected during the first period of ownership, and serve no function beyond minor storage. The two latter are engaged for seasonal maintenance and recreational needs. Two major landscape features of this zone are the historic orchard and meadow.
3. Recreation, Beach, & Lakeshore: In this area, a large Bathing Pavilion contains the bulk of Glimmerglass Park's recreational facilities, and is situated at the edge of its artificial beach. On either side of the lakeshore are loosely grouped two enclosed comfort station buildings and two open-air picnic shelters.
4. Shadow Brook & Vicinity: This linear zone is organized around Hyde Hall's most distinctive water feature, Shadow Brook, as it snakes across the site. While only three structures, the covered, stone, and State-era bridges, are included within it, the former two are notable for their construction and significance.
5. Park Entrance, Circulation, & Service Structures: These buildings are in close proximity to the park entrance, and include the park security office, visitor entry kiosk, and a large garage for park vehicle storage and maintenance. Two significant historic features in this zone are the original Tin Top foundations, and the avenue of maple trees that edge the original entry drive.
6. Camping Areas: These two non-contiguous areas are provided for camping activities. The first is located directly northeast of the park entry, with a comfort station (offering bathing and toilet facilities) at its center. The second camping area, located around the beaver pond, is more rustic, with two open-air, wooden structures.

SMALL-SCALE FEATURES

Despite its apparent complexity as a working estate, Hyde Hall is faced with a dearth of small-scale features that would suggest patterns of land use, division, or circulation, and often appear in historical photographs. While early State intervention may be the cause of their disappearance, it is more likely that these fragile traces—especially fences and walls—were lost from years of neglect throughout the early twentieth century.

10 It should be noted that this area as described does not conform to the specified bounds of the SHS, but is rather a looser interpretation based on use and coherent topographical features.

The hardy construction of the features that do remain attests to their importance and evident longevity. Two pairs of massive stone pillars with pyramidal stone caps are located at Tin Top and the site where a bridge once spanned the ravine, connecting the mansion yard to the rear service drive. These pillars would have supported entry gates within, and possibly fences without. Another remnant feature is the sunken “ha-ha” fence, which meanders along the lower slope of Mount Wellington directly behind the mansion. While its path can be clearly followed, no fencing materials have survived.

The park, and particularly the historic core, includes an impressive collection of water supply and management features. These features include: a stone culvert which runs from the lower edge of the ravine to the shore of Hyde Bay; a stone drain that run along the northern edge of the mansion lawn, where it meets Mount Wellington; and a stone reservoir on Mount Wellington, that would have provided water to the house and stables. These features were installed by George Clarke (born 1768) in his development of the estate between 1817 and 1834. The one exception is the reservoir. Originally, water was supplied to the house and stable via a pipe that fed into a dam constructed at the upper fringe of the reservoir. Eventually, a stone reservoir was constructed to replace this system, and was utilized well into the twentieth century.¹¹ In the 1960s, New York State constructed a modern reservoir in the vicinity, which now provides water for the park. As these historic features are often located underground, it is difficult to gauge their current condition or provide for their preservation. Despite their sturdy stone construction, they have been the unfortunate subject of damage or destruction, as was evidenced by the partial demolition of the upper stone culvert, which occurred as recently as 2006.

The other, non-historic features of the site are manifold, and it is impossible to catalogue them all here. Picnic tables and metal grilles are arrayed throughout the site, and are generally concentrated around camping and recreation areas. In addition, several implements of utility and mechanical maintenance are located around the service garage.

VIEWS AND VISTAS

Historically, large tracts of land surrounding Otsego Lake were held by relatively few landowners, with the Clarkes as a prime example. These tracts were left as undeveloped forests or cultivated for agricultural fields, creating picturesque striations of forest and field that have characterized the Mohawk Valley

11 This reservoir could not be located for the purpose of this report, although it appears in the 1963 topographical survey of the property. It is likely that the reservoir was damaged or removed when the modern state reservoir was installed.

countryside since the early nineteenth century. Smaller farms, however, did exist. These were owned or rented by smaller yeoman farmers. The practice of renting lands entailed to a much larger estate—as the Clarkes did—gradually died out during the nineteenth century, and large tracts were gradually broken down into smaller farms of a few, or a few hundred, acres. Nevertheless, this land-use pattern, as well as later conservation efforts, has ensured the continuity—and slowed the development—of the Otsego Lake viewshed, particularly within the confines of the historic site. Indeed, the property fronting Glimmerglass is one of the most extensive open areas along the eastern half of the lake, while Mount Wellington largely shields views of the more intensively developed western shore. The marvelous views from the rooms, terraces, and lawns of the Hyde Hall mansion toward Otsego Lake and the surrounding countryside do not need to be emphasized here. It is worth saying, however, that their historical condition is tarnished in a considerable way only by development within the site: namely, by the Bathing Pavilion and its requisite beach and parking lot. These areas, too, benefit from exceptional lake views, although their lower elevation and sheltered location within Hyde Bay precludes the panoramic effect enjoyed from the seat of Hyde Hall. Finally, certain areas within Mount Wellington provide glimpses of the lake and horizon, mainly due to relatively clear undergrowth created by the pine forests. As one moves into the interior of the park, the lake views recede, although certain portions of the site do allow fine panoramas of meadows and stands of trees, admirably tapping the picturesque appeal of Hyde Hall.

While views outward have been largely maintained, views inward—particularly of the façade of the Great Hall—have disappeared behind vegetative growth. The picturesque aesthetic that George Clarke endeavored to enhance at Hyde Hall relied largely on these enforced views, and they are regularly praised in period accounts. At the present, the mansion is largely obscured from views from the lower flats of the park, mostly due to scrubby growth, severing visual continuity between the mansion and the remainder of the landscape.

ARCHAEOLOGY

Between 1971 and 2010, nineteen archaeological investigations of the site were conducted, with the vast majority focused within the mansion, or in its immediate vicinity.¹² Excavated materials and artifacts from these investigations can be generally applied to two broad categories of land use: the pre-historic

12 For a complete catalogue of these investigations, see: Michael G. Roets, *Phase I Archaeological Reconnaissance Survey: Lower Culvert Replacement and Pedestrian Access Project* (Peebles Island: NYS OPRHP Bureau of Historic Sites, 2008).

period (relating to Native American activity on the site) and the period of Clarke Family ownership (typically construction- or domestic-related objects). As they relate to the landscape, excavations have consistently revealed large areas of disturbed ground, suggesting extensive earth movement was undertaken during the construction activities relating to Hyde Hall, as confirmed by historical documentation. They also, however, create regions of questionable historic integrity, especially as they relate to pre-historic artifacts, which were, most likely, a function of earth movement rather than actual historic activity.

In 2006, the bridge and culvert spanning the ravine and connecting the mansion and Tin Top sites were washed away in intense, storm-related flooding. Not only did this event cause the unfortunate destruction of portions of the stone culvert, but it also prompted three archaeological assessment surveys that have since shed some light on one of the more illusory landmarks of the Hyde Hall landscape: the formal garden. While extensive documentation relating to the garden exists, especially the purchases of the plants that once filled its grounds, little physical evidence for the garden survives. In the first survey, excavation revealed scattered brick fragments that might have formed the walls of the garden or structure of the garden house. Their location and condition, however, suggest that the garden was intentionally destroyed, and the land leveled over to create a smooth lawn. In the later study, the garden was located based on historic drawings and aerial photographs, and surveys were conducted to find traces of its existence. It did not, however, reveal any evidence of garden- or construction-related activity, suggesting instead that the traditional understanding of the garden's location has been largely misinformed, and was instead positioned further to the east.¹³ The solution to this puzzle remains unresolved, and certainly merits further study.

EXISTING CONDITIONS PHOTOGRAPHS

The following photographs illustrate the present appearance of the Hyde Hall. They have been divided into the seven landscape management zones, and further subdivided by general landscape characteristics, as outlined above. A written analysis of how these photographs reflect their historical condition and integrity is offered in the following chapter. All photographs and drawings by the author.

13 Joyce M. Clements and John P. Pretola, *Final Report: FHA Archaeological Mitigation, Report Drainage Repair/Upgrade* (Providence: Gray & Pape, Inc., 2010).

MANSION, HISTORIC SITE, & MOUNT WELLINGTON SPATIAL ORGANIZATION & CIRCULATION

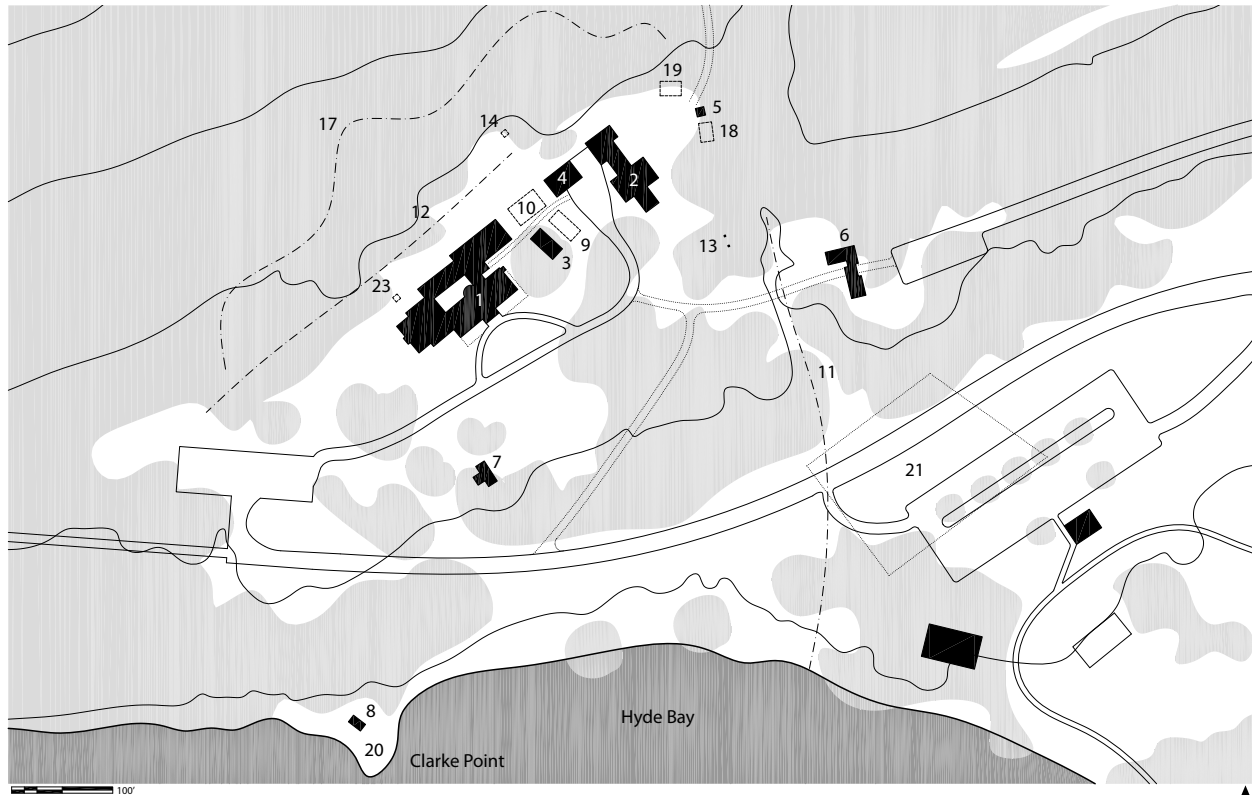


Figure 2.7: Mansion Site

BUILDINGS & STRUCTURES

1. Mansion House
2. Carriage House and Stable
3. Stone Washhouse
4. Wood Shed
5. Dog Kennel
6. Tin Top
7. Clarke Family Burial Vault
8. Utility Shed

SMALL-SCALE FEATURES

9. Cart Hovel Foundation
10. Wood Shed (original foundation)
11. Stone Culvert
12. Stone Drain
13. Stone Gateposts

14. Covered Spring

15. Historic Reservoir (not shown)
16. Park-era Reservoir (not shown)
17. Sunken Fence (approximate path)
18. Pig House Foundation
19. Chicken House Foundation

MISSING ELEMENTS

20. Boathouse and Dock
21. Formal Garden
22. Paths (various locations)
23. Women's Privy
24. Historic Reservoir (not located)
25. Fencing (various locations)

MANSION, HISTORIC SITE, & MOUNT WELLINGTON VEGETATION



Figure 2.8: The mansion site is mainly composed of mown lawn, interspersed with mature trees, like the mature Maple adjacent to the Stone Washhouse



Figure 2.9: Several mature hickory trees are located along the western edge of the site, framing the view of the Stone Cottage

MANSION, HISTORIC SITE, & MOUNT WELLINGTON VEGETATION



Figure 2.10: Mature maples line the southern edge of the mansion drive



Figure 2.11: A White Oak to the west of the Burial Vault is perhaps the oldest tree in the vicinity. It is supported with a State-era stone retaining wall

MANSION, HISTORIC SITE, & MOUNT WELLINGTON VEGETATION



Figure 2.12: Extensive regrading around the mansion site can be observed in the present lawn



Figure 2.13: A typical mature willow found along the lakeshore

MANSION, HISTORIC SITE, & MOUNT WELLINGTON VEGETATION



Figure 2.14: The site's lower slope has become overgrown with scrubby undergrowth



Figure 2.15: Mount Wellington forest

MANSION, HISTORIC SITE, & MOUNT WELLINGTON BUILDINGS & STRUCTURES



Figure 2.16: The Hyde Hall mansion, Great House wing



Figure 2.17: The Hyde Hall mansion, Stone Cottage in perspective (a similar view is shown in the Morse portrait of George Clarke)

MANSION, HISTORIC SITE, & MOUNT WELLINGTON BUILDINGS & STRUCTURES



Figure 2.18: North façade of the service wing of the Hyde Hall mansion



Figure 2.19: Mansion dooryard, facing west. Stone washhouse visible at left

MANSION, HISTORIC SITE, & MOUNT WELLINGTON BUILDINGS & STRUCTURES



Figure 2.20: West façade of carriage house and stable complex



Figure 2.21: East façade of carriage house and stable, showing partially unpainted condition

MANSION, HISTORIC SITE, & MOUNT WELLINGTON BUILDINGS & STRUCTURES



Figure 2.22: Stone washhouse with cart hovel foundations at left



Figure 2.23: Wood shed, relocated to present location

MANSION, HISTORIC SITE, & MOUNT WELLINGTON BUILDINGS & STRUCTURES



Figure 2.24: Dog kennel, showing poor exterior condition, with Tin Top faintly visible at right



Figure 2.25: West façade of Tin Top, viewed across ravine

MANSION, HISTORIC SITE, & MOUNT WELLINGTON BUILDINGS & STRUCTURES



Figure 2.26: East (main) façade of Tin Top, as viewed from visitor parking lot



Figure 2.27: Clarke family burial vault, showing extremely overgrown state

MANSION, HISTORIC SITE, & MOUNT WELLINGTON SMALL-SCALE FEATURES



Figure 2.28: The majority of the stone drain is gravelled over, clearly delineating its path



Figure 2.29: Collapsed stone culvert, before it passes beneath the road

MANSION, HISTORIC SITE, & MOUNT WELLINGTON SMALL-SCALE FEATURES



Figure 2.30: Collapsed stone culvert, viewed up the ravine



Figure 2.31: Stone gateposts, the site of the original ravine crossing, with Tin Top in the background

MANSION, HISTORIC SITE, & MOUNT WELLINGTON SMALL-SCALE FEATURES



Figure 2.32: The spring is covered by a gable roof structure clad in wooden shingles



Figure 2.33: The path of the sunken fence is faintly discernible along the lower slope of Mount Wellington

MANSION, HISTORIC SITE, & MOUNT WELLINGTON MISSING FEATURES



Figure 2.34: Clarke Point, the former location of the boat house and dock



Figure 2.35: The approximate location of the formal garden; the site has been drastically altered with State-era landscape and road developments

MANSION, HISTORIC SITE, & MOUNT WELLINGTON NON-CONTRIBUTING BUILDINGS & FEATURES



Figure 2.36: The State-era water reservoir and pump, located on Mount Wellington



Figure 2.37: A modern utility shed is located on the inner edge of Clarke Point

MANSION, HISTORIC SITE, & MOUNT WELLINGTON VIEWS & VISTAS



Figure 2.38: South-facing view of Otsego Lake from mansion portico; low growth obscures a clear view



Figure 2.39: Southwest-facing view from mansion piazza; view is impeded by tree growth on slope

MANSION, HISTORIC SITE, & MOUNT WELLINGTON VIEWS & VISTAS



Figure 2.40: View across Hyde Bay toward mansion, still largely visible through growth



Figure 2.41: View of across lawn Stone Cottage; historic view is tarnished by State-era parking lot

TENANT FARM, ORCHARD, & MEADOW SPATIAL ORGANIZATION & CIRCULATION



Figure 2.42: Stone Tenant House Site

BUILDINGS & STRUCTURES

1. Stone Tenant House
2. Stone Shed
3. Garage
4. Nature Center

LANDSCAPE FEATURES

5. Orchard
6. Meadow
7. Sledding Hill

TENANT FARM, ORCHARD, & MEADOW VEGETATION



Figure 2.43: Mature arborvitae, larch, birch, pine, and hickory trees surround the tenant house site



Figure 2.44: A single row of mixed maple and hickory trees line the north edge of the rear service drive

TENANT FARM, ORCHARD, & MEADOW VEGETATION



Figure 2.45: Southeast-facing view across meadow, showing mix of meadow grasses edged with deciduous growth



Figure 2.46: Access road from tenant house to Tin Top; road is densely lined with deciduous forest

TENANT FARM, ORCHARD, & MEADOW BUILDINGS & STRUCTURES



Figure 2.47: The stone tenant house has been used for many purposes, including (most recently) the library and offices for Hyde Hall, Inc. It is currently vacant.



Figure 2.48: The house's dooryard includes a small lawn, enclosed by trees

TENANT FARM, ORCHARD, & MEADOW BUILDINGS & STRUCTURES



Figure 2.49: The stone shed is the sole remaining historic accessory structure to the tenant house, dating from the Clarke period of ownership



Figure 2.50: The garage was constructed during the State-era of ownership, and is used for light storage

TENANT FARM, ORCHARD, & MEADOW BUILDINGS & STRUCTURES



Figure 2.51: The nature center is a rustic wooden building overlooking the meadow below



Figure 2.52: The center includes a plank fence and scattered tables

TENANT FARM, ORCHARD, & MEADOW LANDSCAPE FEATURES



Figure 2.53: The orchard, while faintly discernible plants and rows so exist, is in a highly degraded condition



Figure 2.54: View down the sledding hill toward the meadow; the nature center is visible at right

TENANT FARM, ORCHARD, & MEADOW LANDSCAPE FEATURES / VIEWS & VISTAS



Figure 2.55: The expansive meadow still relates many of the picturesque qualities toward which Clarke aspired; the beaver pond camping structures are visible in the distance at left



Figure 2.56: The view southwest across the meadow toward Otsego Lake is diminished by State-era planting and paving

RECREATION, BEACH, & LAKESHORE SPATIAL ORGANIZATION & CIRCULATION

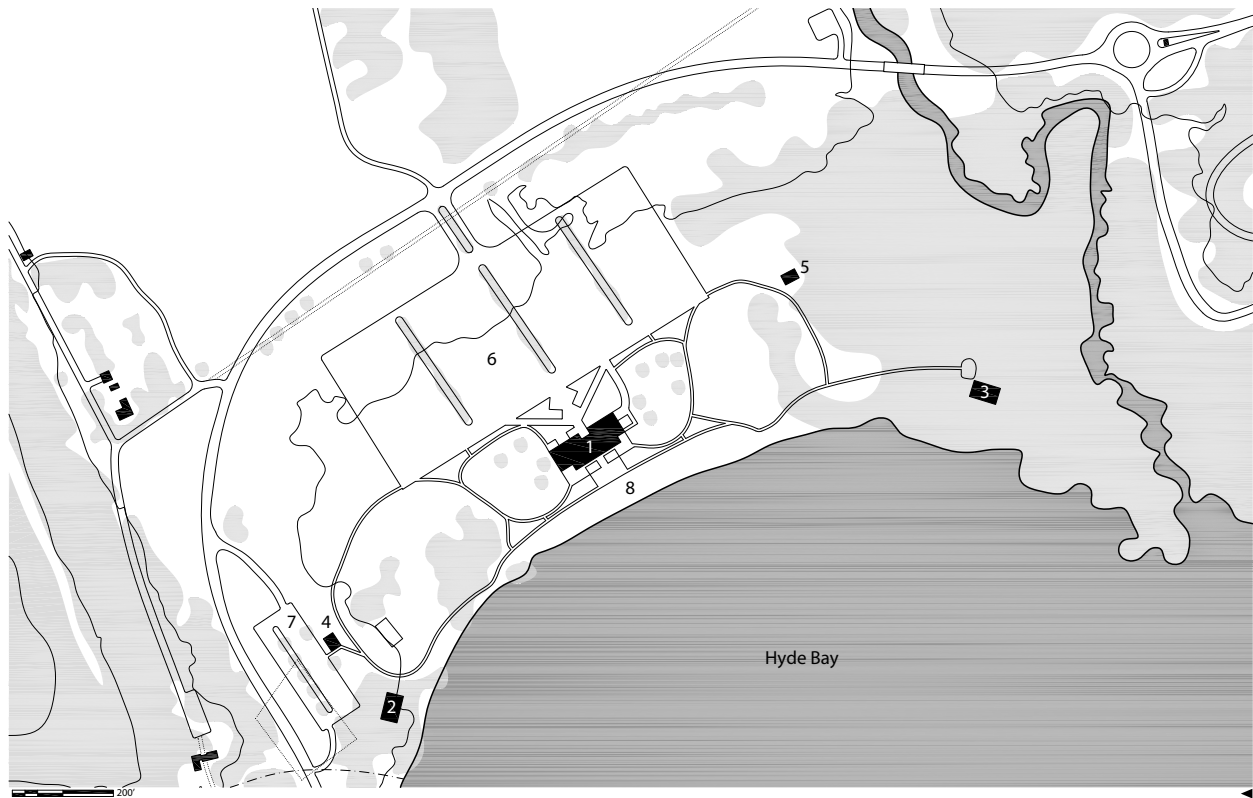


Figure 2.57: Recreation, Beach & Lakeshore Site

BUILDINGS & STRUCTURES

1. Bathing Pavilion
2. North Picnic Shelter
3. South Picnic Shelter
4. North Comfort Station
5. South Comfort Station

LANDSCAPE FEATURES

6. Beach Parking Lot
7. Picnic Area Parking Lot
8. Beach

RECREATION, BEACH, & LAKESHORE VEGETATION



Figure 2.58: While it does include some forested wetlands to the south, this zone is primarily level lawns interspersed with clumps of trees.



Figure 2.59: Several mature willow trees are located along the lakeshore

RECREATION, BEACH, & LAKESHORE BUILDINGS & STRUCTURES



Figure 2.60: The bathing pavilion is the largest and most programmatically diverse of the State-era buildings.



Figure 2.61: The pavilion provides amenities for the beach-going public.

RECREATION, BEACH, & LAKESHORE BUILDINGS & STRUCTURES



Figure 2.62: North picnic shelter; the open-air structures provide shelter for picnics and gatherings, and both enjoy sylvan settings and close proximity to the lake



Figure 2.63: South picnic shelter; these shelters are among the most frequently used in the park

RECREATION, BEACH, & LAKESHORE BUILDINGS & STRUCTURES



Figure 2.64: North comfort station; both buildings provide restroom facilities



Figure 2.65: South comfort station

RECREATION, BEACH, & LAKESHORE LANDSCAPE FEATURES



Figure 2.66: The parking lot servicing the Beach Pavilion is huge, arid, and underutilized



Figure 2.67: The artificial beach was created in conjunction with the Pavilion to augment the park's recreational amenities; it was created by filling a marshy lowland at the water's edge

RECREATION, BEACH, & LAKESHORE LANDSCAPE FEATURES



Figure 2.68: A concrete platform adjacent to the lake offers an area from which to view the lake



Figure 2.69: Despite extensive grading and fill, the area around the beach still experiences flooding

RECREATION, BEACH, & LAKESHORE VIEWS & VISTAS



Figure 2.70: From the beach, one has spectacular, panoramic views of Otsego Lake



Figure 2.71: One can also catch glimpses of the Hyde Hall mansion above

SHADOW BROOK & VICINITY SPATIAL ORGANIZATION & CIRCULATION



Figure 2.72: Shadow Brook & Vicinity Site

BUILDINGS & STRUCTURES

1. Covered Bridge

2. Stone Bridge

3. State-Era Bridge

SHADOW BROOK & VICINITY VEGETATION



Figure 2.73: Shadow Brook features mixed deciduous vegetation



Figure 2.74: Trees are interspersed with marshy plants at ground level

SHADOW BROOK & VICINITY VEGETATION

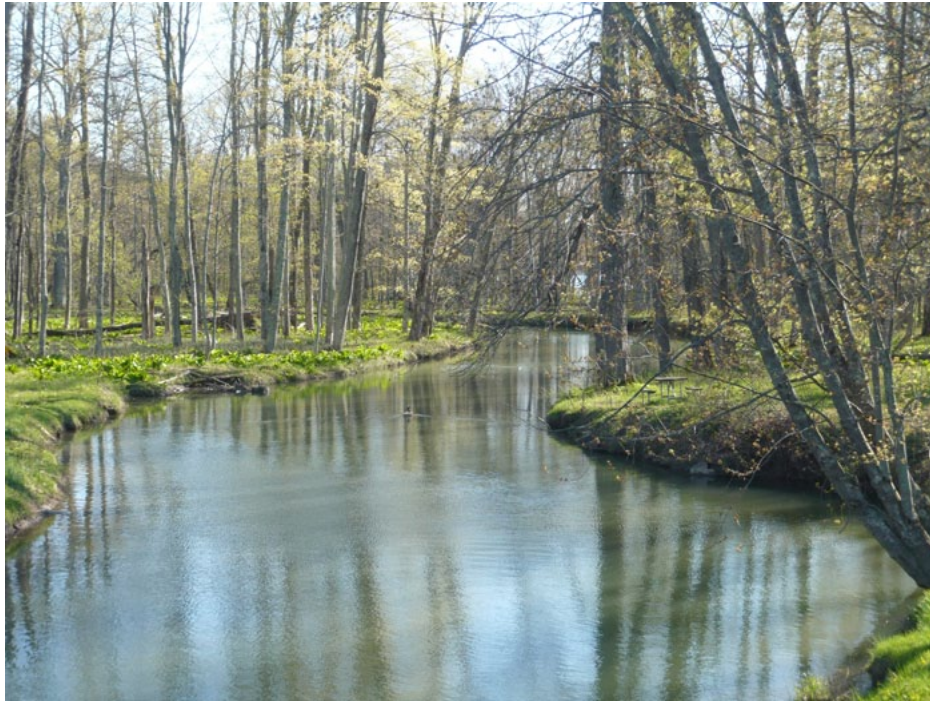


Figure 2.75: Shadow Brook vegetation near the road

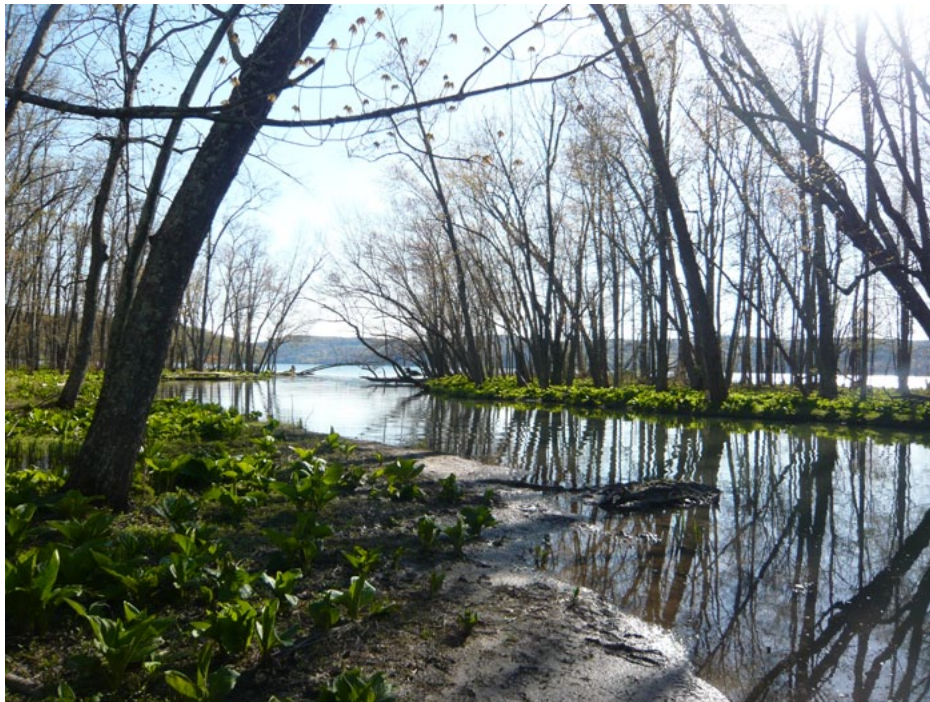


Figure 2.76: Shadow Brook vegetation near the shore

SHADOW BROOK & VICINITY BUILDINGS & STRUCTURES



Figure 2.77: Hyde Hall covered bridge



Figure 2.78: Hyde Hall covered bridge, view from road

SHADOW BROOK & VICINITY BUILDINGS & STRUCTURES



Figure 2.79: The Stone Bridge spans Shadow Brook at the eastern edge of the site; it is located directly adjacent to Mill Road



Figure 2.80: View of Stone Bridge from Mill Road. Despite its impressive proportions, the Stone Bridge is nearly inaccessible due to lack of maintenance and an isolated site.

SHADOW BROOK & VICINITY BUILDINGS & STRUCTURES



Figure 2.81: State-era bridge, as it meets road system



Figure 2.82: State-era bridge

SHADOW BROOK & VICINITY LANDSCAPE FEATURES



Figure 2.83: Shadow Brook, with marshy wetlands around its outlet at Otsego Lake



Figure 2.84: View of Shadow Brook from the Stone Bridge, as it meets the eastern edge of the park. Here, the character of the Brook is very different from its outlet at the shore.

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES SPATIAL ORGANIZATION & CIRCULATION

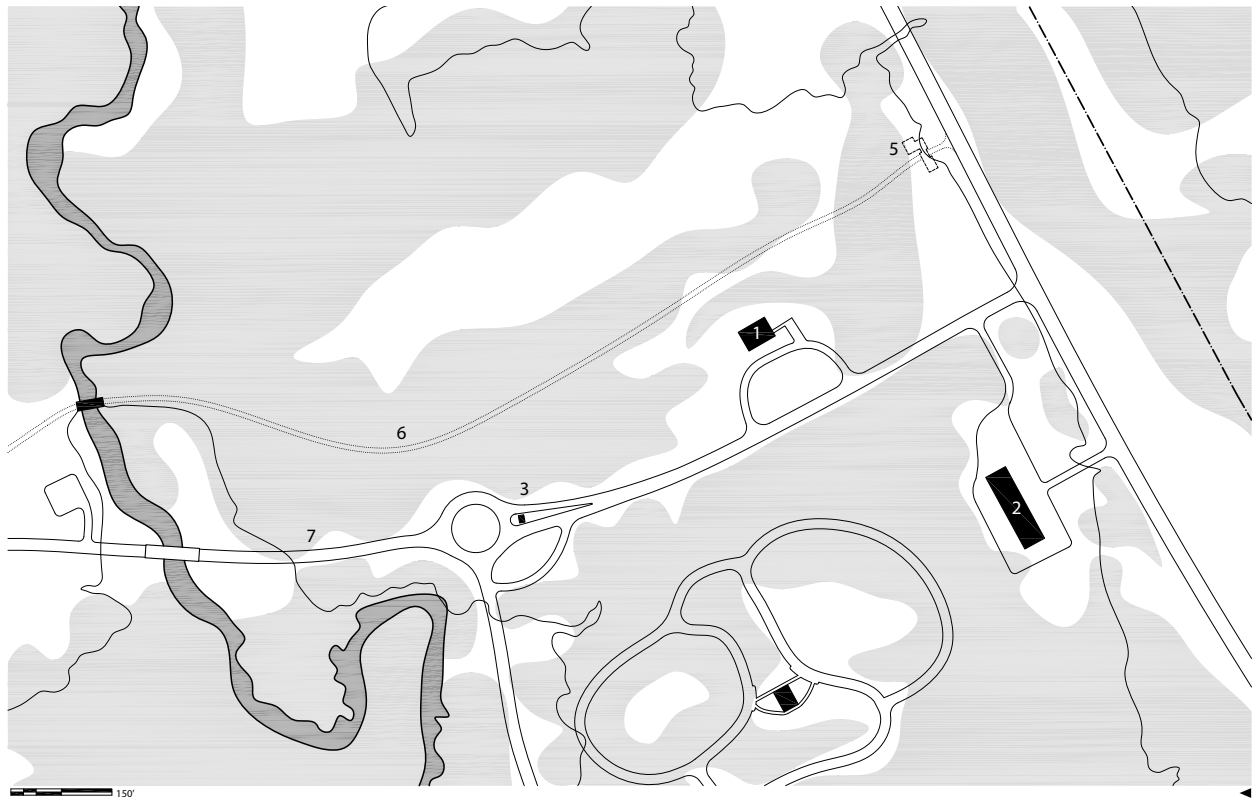


Figure 2.85: Park Entrance, Circulation, & Service Structures

BUILDINGS & STRUCTURES

1. Security & Park Office
2. Maintenance Garage
3. Visitor Kiosk

SMALL-SCALE FEATURES

4. Entry Signage (various)
5. Tin Top Foundations

LANDSCAPE FEATURES

6. Maple Avenue & Original Entry Drive
7. State-Era Road System

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES *BUILDINGS & STRUCTURES*



Figure 2.86: The park office houses facilities for maintenance, security, and visitor information



Figure 2.87: The maintenance garage contains the park maintenance fleet, and general accommodations for service and utility

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES *BUILDINGS & STRUCTURES*



Figure 2.88: The Visitor Kiosk offers park information and controls visitor admission



Figure 2.89: The park's main entrance. Signage throughout is small and understated.

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES SMALL-SCALE FEATURES



Figure 2.90: Additional park signage



Figure 2.91: The original Tin Top Foundations are stabilized and in place, but overgrown with grasses and perennial flowers

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES SMALL-SCALE FEATURES



Figure 2.92: Additional view of foundations, obscured by vegetative growth



Figure 2.93: In its original condition, Tin Top was directly connected to the entry drive beyond. Currently, its foundations are severed from the extant road by a ditch

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES LANDSCAPE FEATURES



Figure 2.94: The maple avenue is a powerful feature of the landscape. It lines the original, unpaved entry drive to the estate, and retains many of its historic trees.



Figure 2.95: However, the effect is obscured by the abundant scrubby undergrowth around the trees and drive

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES LANDSCAPE FEATURES



Figure 2.96: Park road, near mansion site



Figure 2.97: Park road as it straddles meadow and beach parking lot

PARK ENTRANCE, CIRCULATION, & SERVICE STRUCTURES LANDSCAPE FEATURES



Figure 2.98: Park road as it straddles meadow and beach parking lot



Figure 2.99: Park road, with visitor kiosk and roundabout

CAMPING AREAS SPATIAL ORGANIZATION & CIRCULATION



Figure 2.100: Beaver Pond (left) and Trailer (right) Camping Areas

BEAVER POND CAMPING AREA (5A)

BUILDINGS & STRUCTURES

1. Rustic Shelters

LANDSCAPE FEATURES

2. Beaver Pond

TRAILER CAMPING AREA (5B)

BUILDINGS

1. Comfort Station/Bathhouse

LANDSCAPE FEATURES

2. Maintained Campsites (various)

CAMPING AREAS VEGETATION



Figure 2.101: Beaver Pond camping area features high shrubs and mixed coniferous trees



Figure 2.102: Trailer camping area features primarily mixed coniferous trees

CAMPING AREAS BUILDINGS & STRUCTURES



Figure 2.103: Open-are structures provide shelter for campers



Figure 2.104: The Comfort Station/Bathhouse offers basic amenities, and is located at the center of the Trailer Camping Area

CAMPING AREAS LANDSCAPE FEATURES



Figure 2.105: The Beaver Pond is a secluded and scenic component of the landscape



Figure 2.106: Shelters front directly on the Pond

CAMPING AREAS LANDSCAPE FEATURES



Figure 2.107: Trailer campsites are arrayed around the road circuit; they offer basic amenities and space for vehicles



Figure 2.108: Beaver Pond campsites are cleared lawns surrounded by trees and hedges

Chapter 3 **ANALYSIS & EVALUATION**

ANALYSIS OF SIGNIFICANCE

The Analysis & Evaluation chapter of this cultural landscape report will assess the traditionally conceived significance of Hyde Hall, comparing this assessment with an analysis of the condition and integrity of the historic landscape. In synthesizing these ideas, a greater understanding of the site is reached, from which a series of recommendations may be formed.

NATIONAL REGISTER STATUS

As a component of its listing process, the National Register of Historic Places recognizes four main criteria of historical significance. While the exact context and qualification of each resource—be it an object, structure, district, landscape, etc.—varies greatly, they fall under the following four categories. Resources eligible are those:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.¹

Hyde Hall was added to the National Register in 1971, and was designated a National Historic Landmark in 1986.² In addition to the stone mansion, the fifteen-acre historic site includes a collection of buildings and landscape features, generally of the same historical period. The focus of its nomination is Philip Hooker's striking design, which distinguishes Hyde Hall from contemporary estate mansions with its unique blend of English Neoclassical and American Greek Revival details. The structure—particularly the Great House addition with its matchless formal rooms—was not only one of Hooker's last commissions, but it is also among the few of his buildings to survive. Although Hyde Hall arguably qualifies under all four National Register criteria, it was on the strength of Hooker's reputation and design for the building

1 *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington: National Park Service, Department of the Interior, 1997), 2.

2 See *Appendix C* for a copy of both nomination forms.

that it obtained its listing, under Criterion C.

The Statement of Significance argues:

Hyde Hall is one of America's finest houses that combines the greatest architectural traditions of England and America and the solidity of a frontier dwelling with the grace and delicacy of high-style English country houses. It is also completely documented, contains a great deal of its original furnishings, and is one of the few surviving works of one of America's great 19th century architects, Philip Hooker.³

The statement then continues to outline the history of the estate, beginning with Hooker's architectural career in Albany, and ending with the construction and design of the mansion itself. This history ends in 1834, the year of the mansion's completion. While the nomination lauds the wealth of documentation available for researching the house, and details its construction quite closely, it barely touches on the history of the Clarke family (before or after this period) or the accessory structures located within the estate.⁴ Finally, a site plan of the mansion grounds is appended, tracing a rough outline of the historic site, as well as the structures included within it.

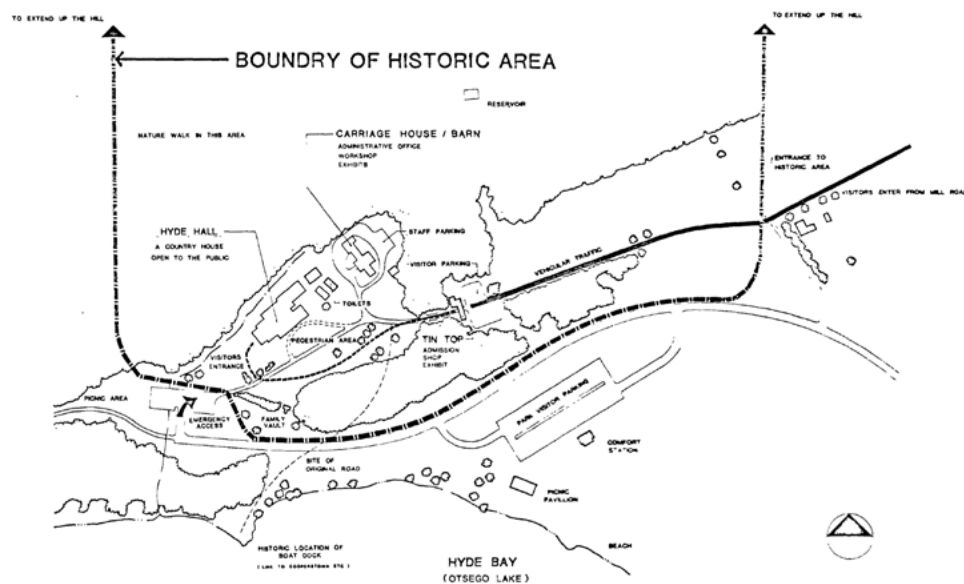


Figure 3.1: Hyde Hall State Historic Site plan, circa 1986 (from NHL nomination form); NTS

- 3 Carolyn Pitts, "Hyde Hall," (National Register of Historic Places Inventory—Nomination Form, National Park Service, Department of the Interior, Washington, 1985), 3.
- 4 In fact, the nomination mentions "tenant farm houses, a gate house, and covered bridge," (6) but does not detail their construction or importance to the operation and design of the landscape.

EXPANDED STATEMENT OF SIGNIFICANCE

While the nomination materials attest to the historical resonance of Clarke family's involvement in colonial politics, as well as the importance of their collected papers in the understanding and documentation of Hyde Hall, it fails to ascribe much agency to the family (especially George Clarke, born 1768) in the design and creation of the estate.

If Philip Hooker was a practitioner of great importance to nineteenth-century Upstate New York, he was hardly an architect of great genius. Rather, he proved himself adept at combining architectural precedents and patterns to create a series of commissions distinguished by their prominence rather than their ingenuity. With certain exceptions—including the tripartite “Venetian” windows and the boldly projecting plaster moldings—the design of Hyde Hall places it outside of the typical language of Hooker's oeuvre. For example, the scheme for the Great House wing—explicitly stated on the drawings to have been designed by George Clarke—presents a compelling contradiction. The stark geometry and unrelieved grandeur of the state rooms suggests an understanding of the progressive neoclassical developments then underway in Europe, yet the poorly handled proportions of the façade, unrelieved by a paucity of embellishment, betray an amateur hand, and one that was working with relatively limited funds. Furthermore, the complex massing of the mansion suggests that Clarke desired a picturesque composition in his country house, one that would appear to have grown up over time—a far cry from the rational and symmetrical massing of Hooker's other structures.

More importantly, the scope of the nomination's statement of significance is limited to its consideration of the mansion and its immediate surroundings, with little discussion of the estate landscape. If Clarke's influence over the design of the house itself deserves greater emphasis, then certainly his understanding of, and designs for, the picturesque landscape park of Hyde Hall is paramount to its significance. With Hyde Hall, Clarke desired to perpetuate his life as an English country gentleman, complete with the physical tropes of such a position. He used the skills available to him to great advantage in the creation of his park: an in-bred understanding of the English picturesque, a naturally stunning site, advice from pattern books and manuals, and the resources of his colleagues with similar experience. Contemporary visitors remark on the hospitality of the Clarkes, the regal house with its impressive rooms, but above all the supremacy of the site, with the fine views it affords. If these views were never lost, then certainly the more subtle understanding of Clarke's picturesque park was, when he died in 1835.

But if this understanding was lost, the estate landscape did not exactly languish during its successive

generations within the Clarke family. George Clarke, Jr. (born 1822), while his agricultural pretensions were somewhat grandiose, undertook considerable study to the development of orchards on the property. His son Hyde and his wife Mary would devote their attentions to refurbishing the mansion house, its outbuildings, and (one would assume) the landscape. Further, both generations exhibit a sophisticated understanding of agricultural practices and improvements, from Clarke's solicitation of Charles Downing regarding the selection of hardy apple varieties, to Mary Gale Carter Clarke's interest in forestry management. With these and other considerations in mind, it becomes evident that the history and significance of Hyde Hall does not reside merely in its stone-built, Hooker-designed mansion, but also in the landscape that provided its context.

STATEMENT OF SIGNIFICANCE

By the time George Clarke set about laying out his estate on the shores of Otsego Lake, the picturesque landscape tradition was by no means a novel pursuit. Having originated in England during the early eighteenth century, and undergone several iterations there, it had begun the slow process of trickling into European, and later American, gardens. Marie Antoinette infamously commissioned a garden in the English style, complete with artificial grotto, which was complemented by her bucolic *Hameau*. In the Americas, both George Washington and Thomas Jefferson incorporated picturesque elements into their gardens. Although the practice was more prevalent than is generally thought, by the 1810s large-scale picturesque landscaping still lay on the horizon of public consciousness. Few had the means, desire, or artistic ability to enact such changes, especially in a country where the natural, rugged landscape was still a reality, unlike in England or Western Europe. A notable exception to this rule could be found in the Hudson River Valley, which combined the benefits of marvelous natural scenery, a concentrated artistic community, and an ideal geographic situation—for the Hudson River Valley enjoyed not only the wealth of New York City at its southern extremity, but also an ease of transportation significant in the pre-railroad era—and it was here that the American picturesque tradition was largely developed.

It was a Dr. David Hosack who first established the link between domestic garden improvement and general health and well being. His career is worth describing here, not only for its impact on the American gardening scene, but also because he is nearly an exact contemporary of George Clarke, and their lives share an uncanny similarity. Hosack was born in New York 1769 (Clarke, 1768), was educated there and in England, before establishing a medical practice in the same city. It is for his medical work that he first

gained prominence,⁵ although his career as a horticulturalist was equally as auspicious. He established New York's first botanical garden in 1801—it was essentially a walled, formal garden with wide, tree-lined walks—although it fell into disuse after only a decade. In 1828, he purchased 700 acres of land on the Hudson River (on an estate named *Hyde Park*), whereupon he enlisted André Parmentier, a Belgian nurseryman and landscape architect, to lay out his picturesque estate. Dr. Hosack entertained frequently, and the products of his hospitality are numerous period accounts, praising the splendid drives, walks, and views from the estate, enhanced by lawns and groves of trees. Hosack lived illustriously in Hyde Park, receiving notable visitors (including Samuel F.B. Morse, whose work he patronized) and cultivating his famous garden, although he was not able to enjoy his estate for long; he died in 1835, barely more than a month after Clarke, leaving his widow to manage the estate and receive guests.⁶ Parmentier himself enjoyed some acclaim from his work for Hosack. His general livelihood came from the nursery he maintained in Brooklyn, a portion of which was laid out in the picturesque style, perhaps to advertise his skills as a landscape architect, and also to show off his rare cultivars to better effect.⁷

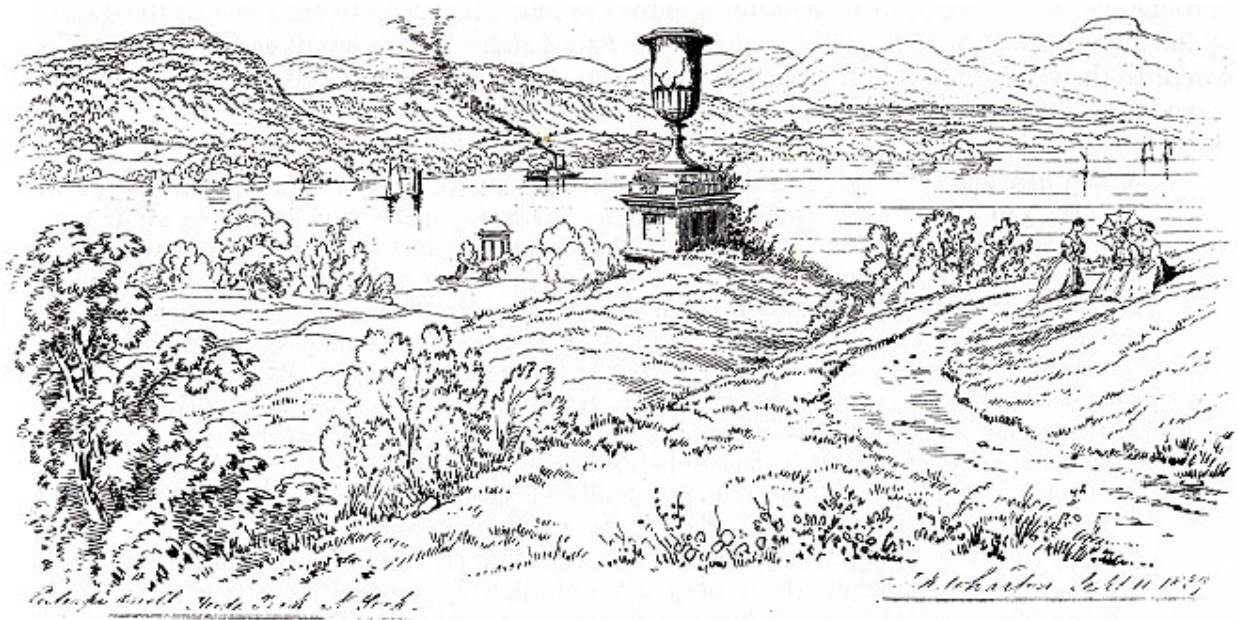


Figure 3.2: A sketch of Dr. Hosack's Hyde Park estate overlooking the Hudson River, drawn soon after his death, 1839 (Charles A. Birnbaum et al. Cultural Landscape Report for Vanderbilt Mansion National Historic Site, Volume I (Boston: National Park Service, Department of the Interior, 1992), 45)

- 5 Hosack is generally remembered for attending to Alexander Hamilton following his duel with Aaron Burr.
- 6 The Hyde Park estate would eventually come into the hands of the Vanderbilt family, who would redevelop it along much more grandiose lines, while generally incorporating the vision of Hosack and Parmentier.
- 7 Ann Leighton, *American Gardens of the Nineteenth Century* (Amherst: University of Massachusetts Press, 1987), 120-132.

It would take the publication of Andrew Jackson Downing's *A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America* (1841), as well as *Cottage Residences* (1842, with Alexander Jackson Davis) and the magazine *The Horticulturalist* (1846-1852), to popularize the twin pursuits of landscape architecture and horticulture for Americans. Downing was familiar with the work of Hosack and Parmentier, and praised their skill and foresight. By this time, country and suburban estates were laid out and constructed with increasing frequency, ingenuity, and variety. They were generally paired with villa residences designed in a wide array of loosely adapted revivalist styles. And although Downing's theories were invariably derived from John Claudius Loudon's writings, he adapted them to suit a particularly American idiom, that of the private home as the center of a virtuous and salubrious lifestyle. It would take some decades before the profession was institutionalized in the United States, gradually extending to the design of public parks and, notably, cemeteries. Frederick Law Olmsted—the father of American landscape architecture—would become its first self-proclaimed professional practitioner in the 1860s. The first academic programs in the discipline were established in the late nineteenth century, as was the American Society of Landscape Architects.

That George Clarke should be so ahead of the popular curve, so to speak, in his establishment of a picturesque park at Hyde Hall, attests to his English heritage, his connection to the picturesque community then active in New York State, and his sustained interest in the venture throughout the entire period of Hyde Hall's construction, roughly 1818-1835. While individual buildings may be assigned a particular date, records show that the shaping of the land was a perpetual pursuit. Although no overall plan or specifications exist, it must be assumed that Clarke entertained a vision of the holistic landscape experience. Along these lines, individual projects were undertaken to correspond to other building activities (e.g., the enlargement of the terrace to provide space for the mansion site, etc.). Also, Clarke clearly was not against tinkering with a feature until it met his approval, as he did with the remodeling of the formal garden, or with the great variety of plants he purchased to fill it. In any event, these actions—supported by ample documentation—suggest that the creation of the Hyde Hall landscape was prolonged and intensive, designed to provide a background and a context for the mansion within, as well as for the image of Clarke as an expatriated English country squire.

The existing National Register documentation of Hyde Hall simply fails to capture the importance of the landscape to the creation and understanding of the estate design, as well as its significance on a broader historical context. While its integrity has suffered over the years, Hyde Hall deserves to be recognized as a prototypical landscape in the nascent, American picturesque movement, and one that

still relied largely on English influences.

PERIOD OF SIGNIFICANCE

As it was during the first historical period—Clarke’s purchase of the land in 1817 to his death in 1835—that the design intention and precedents were incorporated, and physical relationships and major landscape features were established, it is this period from which Hyde Hall gains its primary significance. Although the successive periods of ownership provide an important link between historical documentation and extant fabric, they should be considered subsidiary to Hyde Hall’s paramount importance as an early, extensive, and enduring expression of picturesque landscape architecture in America.

The two subsequent periods outlined by this report, while the estate was still in the hands of the Clarke family, are no doubt important in relating the history of the family’s fortunes, the development of the landscape, and the greater historical context, especially from an interpretive perspective. Additionally, the most recent (and current) historical period, that of New York State ownership, helps to explain and justify the large-scale changes implemented on the landscape throughout the twentieth century. However, to give equal weight to each of these four periods diminishes not only the perceived significance of George Clarke’s creation, but also the ability of this report to offer concise and manageable recommendations for treatment. Therefore, the period outlined by the original National Register and Landmark documentation, that of 1817 to 1835, shall remain unchanged, to reflect the supreme importance of the first period of estate development.

NATIONAL REGISTER CRITERIA

A fresh understanding of the estate’s significance entails a reconsideration of the criteria under which it may be considered historically significant. Currently listed under Criterion C, that of artistic worth or distinction, Hyde Hall has been considered foremost an architectural masterpiece. As this understanding has now been revised to include the importance designed park landscape, that criterion must too be revised. Rather than changing the criterion under which it qualifies—after all, the Hyde Hall landscape satisfies nearly every component of Criterion C—the statement of significance must be shifted in focus and expanded in scope to include the park landscape as an early example of the American picturesque. This expanded understanding enhances its ability to convey its historical role, as a component of the designed landscape in which it was the most impressive feature.

NATIONAL REGISTER BOUNDARIES

The Hyde Hall landscape qualifies for listing in the National Register as “an estate or plantation ground” type of designed landscape.⁸ For such a property, National Register Criteria specifies:

Boundaries should be drawn carefully to encompass, but not to exceed, the full extent of the significant resources. The area to be registered should be large enough to include all significant features but should not include buffer zones or acreage not directly contributing to the landscape’s significance. If the designed historic landscape’s historic boundaries are intact, if the uses have not changed considerably, and if the entire property possesses integrity, then there is good justification for including the entire property in the nomination.⁹

Therefore, it is appropriate that the boundaries to be included in the Hyde Hall landscape nomination will be the entire 593 acres comprised by Glimmerglass State Park. They represent intact boundaries from various Clarke periods of ownership and, while certain areas have undergone changes in land use, the general historic character and integrity of the landscape have not been significantly diminished.

EVALUATION OF LANDSCAPE INTEGRITY

Integrity is the ability of a property to convey its significance¹⁰

Integrity, which is a vital component of a property’s significance and listing potential, may also be understood as that which evokes an appearance held during a particular historic period. As determined by the National Register program, the seven components of conveying integrity are the following: location, design, setting, materials, workmanship, feeling, and association. While each aspect of integrity need not be present in full or in part, enough must be evident for a property to convey its significance. Certain aspects are, of course, largely subjective, but may be reasonably and accurately depicted given a sufficient understanding of the site’s history, condition, documentation, and particular period of significance, in this case 1817-1835.

LOCATION

Location is the place where the historic property was constructed or the place where the historic

8 Timothy J. and Genevieve P. Keller, *National Register Bulletin #18: How to Evaluate and Nominate Designed Historic Landscapes* (Washington: National Park Service, Department of the Interior), 2.

9 Ibid., 10.

10 This and the following integrity-related definitions are quoted from *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington: National Park Service, Department of the Interior, 1997), 44-45.

event occurred.

The greater Hyde Hall cultural landscape has fluctuated immensely since Clarke's original purchase of his lakeside site. As working estate, this land was closely tied to Clarke's more extensive holdings of agricultural land, as well his position in the landed gentry. While it is difficult to decipher the exact boundaries and extent of these holdings, it is known that they were mostly lost as a result of George Clarke, Jr.'s (born 1822) bankruptcy in the late 1880s. What is known are the boundaries of the earlier Clarke's designed estate landscape, which is the primary focus of this report. While discrete parcels of this landscape were bought or sold following its original purchase, it has sustained the same general physical features, size, and boundaries. As such, site location retains integrity.

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The overall design of the Hyde Hall landscape has remained fairly constant throughout its history. While certain site features were lost, relocated, or obscured by later development, it is possible to discern the general layout of the landscape as Clarke designed it, particularly in the historic core, where a large percentage of historic fabric has been retained and restored. The site's circulation system, while somewhat aggrandized, was reinforced by state park development, which largely overlays that of the original. Further, state park structures were constructed to be referential to the site's clustered building arrangement and dominant landscape features. As such, the site design retains integrity.

SETTING

Setting is the physical environment of a historic property.

The two characteristics that period accounts of Hyde Hall invariably mention are the estate's visual connections to Otsego Lake and Cooperstown. These connections, despite development along the lakeshore, have remained untarnished throughout the centuries. Excepting development within the park itself, the setting has remained sylvan and natural, and therefore retains a moderate amount of integrity.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

This aspect of integrity includes all construction materials, from paving to planting material. While most of the site structures retain high material integrity, many more fragile landscape features have been lost or restored, thus damaging their integrity. Historic planting has been mostly lost or replaced, with the exception of mature trees, although these too face the danger of being lost as they reach the end of their life cycle. Thus, the site retains a low or moderate amount of material integrity.

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Resources relating to the early landscape are not characterized by extraordinary design or fine craft. Rather, they were designed by an amateur landscape enthusiast and undertaken on an ad hoc basis by unskilled craftsmen. Because of this, it is difficult to assess a particular ethos or condition of historic workmanship. As many of these features were restored by site preservationists, they have generally lost their workmanship integrity. Buildings and structures are certainly a different case, and largely retained evidence of their particular workmanship.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Although the estate would no doubt be recognizable to the nineteenth-century Clarke family, its feeling as a rustic, agrarian-based landscape is no longer immediately apparent. It does, however, retain the scenic charms, spatial relationships, sense of seclusion, and greater environmental context of the private estate. Therefore, the site retains a moderate level of feeling integrity.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property.

George Clarke (born 1768), and by extension his family and descendants, is the primary historic figure associated with the site's design and development. Thanks largely to the research, preservation, and interpretation work conducted by Hyde Hall, Inc., the influence of Clarke is keenly felt on the landscape today. Although this influence diminishes as one moves away from the historic core, the site's association integrity remains high.



Figure 3.3: Hyde Hall landscape management zones (drawing by the author)

ANALYSIS OF LANDSCAPE FEATURES

The purpose of this section is to provide an understanding of how the present condition of the Hyde Hall landscape illustrates, suggests, or betrays the park's intended use and appearance during its period of significance. The great diversity and scope of Glimmerglass State Park, both historically and geographically, begs its division into smaller, more manageable zones. An analysis and description of each zone will be provided, weighing the area's present use and condition against its intended, historic use and context within the landscape.

As a basis for analysis and description, individual landscape features—both historic and non-historic—have been organized into management zones, categorized according to their geographic proximity, land use, and integrity as a component of the historic landscape. In most cases, they represent single, contiguous areas within the park. This organization not only allows the extensive park acreage to be divided into manageable and discrete parts—with special attention given to each individual resource—but also allows the separate zones to be weighed against each other in terms of integrity, continuity,

and impact to the landscape's historic fabric. The landscape zones are as follows:

1. Mansion, Historic Site, & Mount Wellington
2. Tenant Farm, Orchard, & Meadow
3. Recreation, Beach, & Lakeshore
4. Shadow Brook & Vicinity
5. Park Entrance, Circulation, & Service Structures
6. Camping Areas (2)

Certain discrete portions of the landscape (i.e., those not included within a listed zone) will not be featured in the following analyses. For these areas, neither a current land use nor an existence of historical documentation could be located. As such, no historic conditions are known for these areas, nor do they exert a strong influence on the existing resources of the park.

TERMINOLOGY & ORGANIZATION

The following list constitutes the total buildings, structures, and features found within the site. According to National Register Criteria, a "building" is an element built for sheltering any form of human activity, while a "structure" is a functional element constructed for purposes other than sheltering human activity. A "feature," is a constructed element that offers no shelter, but generally serves a decorative or functional purpose. "Small-scale" features generally refer to discrete elements such as gates, signs, and fences, whereas "landscape" features are larger in scale and generally involve a massive natural or human undertaking; examples of these are roads, parking lots, earthworks, and aggregations of small-scale features that are perceived as a single entity (e.g., the formal garden).

Landscape characteristics will be evaluated using the same categories that appear in the previous chapter. Those are: spatial organization and circulation, vegetation, buildings and structures, small-scale features, landscape features, and views and vistas. If a particular characteristic is not found within a given zone, it has been occluded. Extensive landscape characteristics, particularly spatial organization and circulation, vegetation, and views and vistas, are difficult to itemize, and are therefore analyzed within the general description of the zone. Buildings, structures, and features (which are components of greater landscape characteristics) will be analyzed for their historical conditions, with an evaluation of their contribution to the period of significance. Each feature will be divided into the following components:

Historic Condition: an overview of the feature's design, development, and appearance during the primary period of significance (1817-1835).

Post-Historic and Existing Condition: a brief discussion of the feature's evolution since that period, as well as its current condition and appearance.

Evaluation: A determination of the feature's status as contributing or not contributing to the zone's period of significance.¹¹

Contributing: Characteristics and features that contribute to the significance of the designed landscape were present during the period of significance, possess historic integrity, and are related to the areas of historic significance.

Non-contributing: Characteristics and features that do not contribute to the significance of the designed landscape were not present during the period of significance, do not retain historic integrity, or are unrelated to the areas of historic significance.

Undetermined: Characteristics and features that require additional information to determine if they contribute to the significance of the historic district.¹²

Certain buildings, structures, and features have left no trace of their existence beyond what may be ascertainable through archaeological investigation. Because of this, they have been categorized under the heading "Missing Elements." In most cases, the significance to these elements to the development of the estate (particularly its first period) merits their inclusion here. For several of these elements, the wealth of documentation relating to these resources allows for a fairly accurate reconstruction of their location, appearance, and material qualities. However, their illusory physical nature precludes their contribution to the significance of their respective landscape zones. Additionally, most have completely lost many of their aspects of integrity. Pending further research and archaeology, they will be considered non-contributing resources.

11 Adapted from: Lisa Nowack, *Cultural Landscape Report for Eleanor Roosevelt National Historic Site, Volume I* (Boston: Olmsted Center for Landscape Preservation, National Park Service, 2005), 193.

12 Adapted from: Allison A. Crosbie and Andrew S. Lee, *Cultural Landscape Report for The United States Armory at Harpers Ferry and Potomac Riverfront* (Boston: Olmsted Center for Landscape Preservation, National Park Service, 2009), 149.

MANSION, HISTORIC SITE, & MOUNT WELLINGTON

The Hyde Hall State Historic Site has been recognized by the State of New York as an historic resource since the 1960s. It has also been the primary focus of the preservation efforts of Hyde Hall, Inc. (formerly Friends of Hyde Hall). As such, it has afforded a degree of protection, attention, and preservation not given to the rest of the park landscape. While it represents only 2.5% of the total area of the park,¹³ the mansion house site has been allocated a vast majority of preservation funds.¹⁴ While perhaps unfortunate for the remainder of the park, this attention has created a site that is in excellent condition, retains high integrity, and effortlessly conveys its historical significance.

Despite some elements being largely intact, others exist only in photographs and fragments (see Figures 3.4-3.6). This is especially true of fragile landscape features: vegetation, fencing, and unpaved circulation paths. Of the first feature, no traces exist from the first generation, and photographs from later historical periods suggest that the planting was significantly different from its present appearance. First, a greater diversity of shrubs and low hedges—both for screening and decoration—were planted around on the mansion site, which today is primarily mown lawn. While it can be safely assumed (judging from early photographs and written descriptions) that the Mount Wellington slope has maintained its general character,¹⁵ the lower slope—kept cleared by the Clarke family, save for large trees and low grasses—have become overgrown with low, scrubby trees and ground cover. The “sunken fence” installed by George Clarke, which snakes along the lower edge of Mount Wellington, exists as a ditch, but it is unclear (although highly likely) whether it was constructed with an integrated fencing system of stone or wood. Other fences have not survived. Receipts from Hyde Hall’s era of primary construction relate extensive installation of plank fencing, although specific locations are rarely provided. The earliest photographs of the site show extensive plank fencing lining the upper edge of the lower slope, encircling the mansion lawn; by the 1930s, these fences were highly deteriorated, and they have not survived to the present.

Several pedestrian and carriage paths once existed on the site—likely from the first period of

13 The Hyde Hall SHS covers approximately twelve acres; the property leased by Hyde Hall, Inc., which is expanded to include the tenant’s residence, includes fifteen acres.

14 An exact tabulation of funds outlaid for preservation work, if it exists, was not consulted for this report. The master’s thesis of Carl Stearns, “The Adaptive Restoration of Hyde Hall” (Cornell University, 1977), includes a detailed account of expenditures to that point in time.

15 Documentary evidence relate that Hyde and Mary Clarke exhibited an interest in forestry management during the 1910s. Whether they acted on these interests, especially in the case of Mount Wellington, is unknown, although the first George Clarke likely did not, beyond harvesting areas of the wood to support building activities at Hyde Hall.

significance—that do not survive. This includes the original road linking the mansion site to the tenant house. The current road overlays the historic one, save for its western edge, where it spanned the ravine; the bridge spanning the ravine along this route has similarly been lost, although path may be approximated by the location of the existing stone gate posts. The road connecting the mansion site to Clarke Point and the boat dock, which cuts diagonally down the slope, exists as a trace, although it is largely obscured by vegetative undergrowth. Certain aspects of the circular driveway orientation, particularly the T-shaped carriage turnarounds adjacent to the house foundations, have been lost beneath lawns. Finally, various pedestrian paths have been lost. These include paths connecting the house to the women's privy, the house's kitchen to the various outbuildings in the dooryard, and the paths that may have existed outside the southeastern entrance of the Stone Cottage (now demarcated by partially buried stone coping).

Arguably, the mansion site's splendid views across Hyde Bay and down Otsego Lake are the defining features of the Hyde Hall landscape. George Clarke carefully orchestrated the disposition of the mansion site to provide a terrace from which these views could be captured, and Philip Hooker attests to their grandeur in his written descriptions of his Hall designs. While the elevated position of the terrace provides a panoramic view of the park below, two main vistas are paramount to the design and experience of the site. First, the vista from the Great House portico (and more dramatically, the portico porch above) faces southeast. In its historic condition, the view would have been interspersed with mature trees in the foreground, the outlet of Shadow Brook in the middle ground, and gently rising slopes in the background (see Figure 3.7). This vista is currently degraded by two factors: first, the extensive park development (especially the beach and bathing pavilion); and second, by recent vegetative growth that crowd and obscure lines of sight. The second vista is best observed from the Stone House piazza. Facing southwest, the view extends across the mansion lawn, down the wooded slope, and several miles down Otsego Lake. While always wooded, a cavity has been maintained in the slope vegetation to allow for an uninterrupted line of sight (see Figure 3.8). This vista, too, has become obscured by tree growth.

BUILDINGS & STRUCTURES

Mansion House

Historic Condition: The mansion rose between 1817 and 1835 in a series of buildings campaigns orchestrated by George Clarke, designed by Philip Hooker, and erected by a number of skilled

carpenters, craftsmen, and masons. During these years, the mansion grew, as did its use, layout, function, and appearance. The sprawling layout of the house, while unconventional, appears to have been a conscious design decision by Hooker and Clarke. The basic layout was proposed as early as 1818; although the drawings would later change, it was this basic scheme that would remain at the mansion's completion. The major shift to occur during this time was that of the focus from the Stone Cottage to the Great House as the arrival point for the mansion. When the latter was completed, the drive was rerouted to its stone portico. The Stone Cottage would remain the focal point for the Hyde Hall entry sequence.

Post-Historic and Existing Condition: While the interior of the mansion has been remodelled, reworked, and restored countless times, the general appearance of its exterior has remained largely the same. That is not to say that changes have not taken place. George Hyde Clarke (born 1858) restored several portions of the facade, including stabilizing the portico columns, in the 1880s. Since the 1960s, the roof and piazza have been replaced, stone work has been reworked and repointed, and the interior courtyard has undergone a total restoration. As the product of these successive preservation campaigns, materials have been replaced as necessary, and largely in kind. However, much of the fabric is original; as such, the mansion retains high material integrity. While the mansion experiences continuous threats from environmental damage (notably water and moisture issues), its condition is good. The greatest discrepancy between the mansion's present and historic condition is the planting in its immediate vicinity. George Clarke, Jr. (born 1822) likely planted ivy in the eastern servants' wing and within the paved courtyard, which was present until the early twentieth century. Decorative shrubs (likely peonies) were planted by the third generation; these, too have been lost. Also missing is the T-shaped configuration of the circular driveway, although the stone bollards marking their location remain.

Evaluation: Contributing. For the first historic period, little documentation exists for condition of the immediate vicinity of the mansion house. It may be safely assumed, however, that these areas were never intensively planted (i.e., with foundation plantings). While there would have been lawns, they would not have likely been as finely manicured as they were during later generations, or the present. The mansion itself, while not restored to an exacting period of significance, retains more than enough of its integrity and appearance from the first period (1817-1835) to contribute to the coherence of this zone.

Carriage House and Stable

Historic Condition: The carriage house and stable complex was built in one or more stages by George Clarke. One of the earliest structures to appear on the site, the building's large size suggests that it served a wide array of purposes beyond mere storage of livestock and carriages. Like the mansion, this building has a somewhat haphazard configuration: two mismatched, front-facing gables connected by a low hyphen, with an additional low wing affixed to the southern edge (see Figure 3.9). This arrangement suggests that the structure grew over time (and perhaps beyond 1835), or was erected hastily without due consideration for formal stringency.

Post-Historic and Existing Condition: No compelling evidence exists that the appearance of the building changed dramatically after 1835. George Hyde Clarke (born 1858), sensing its dereliction, caused the central hyphen to be reconstructed in the 1880s. Deferred maintenance and disuse caused the structure to be in very poor condition at the time of state appropriation. Following a collapse of the (north) carriage house wing, the building was partially reconstructed in the 1970s. The western facade of the structure is painted a sunny yellow color, not evident in any historic photograph of the structure.¹⁶ The building was rehabilitated throughout the 1990s, and now serves multiple purposes, primarily associated with the activities of Hyde Hall, Inc. It houses their administrative offices, a visitor center, exhibition space, meeting space, and various storage areas. A one-story appendage on the southern side contains accessible restroom facilities, installed in the early 2000s.

Evaluation: Contributing. The structure largely maintains its historical relationship to the mansion house and intervening structures, and forms the eastern edge of the dooryard, which was used for activities servicing the mansion house and landscape. On the rear (eastern) side of the structure, all but one of the accessory structures have been lost—these are the dog kennel (extant), the pig house, and the chicken house. The resulting effect is great loss of continuity for what must have once been an active, semi-agricultural space. The vicinity of the carriage house and stable was never intensively planted; however, by the third generation there appears a tall deciduous hedge that runs diagonally from the southeast corner of the mansion house to the southwest corner of the stable wing. This hedge obscured the “private” dooryard from the “public” site. As a

16 One must assume that the paint was applied for practical reasons, rather than historical verisimilitude. The rear of the structure is primed, although portions remain unpainted.

similar installation was mentioned by Philip Hooker in his designs for the house,¹⁷ it is likely that the hedge was present much earlier than circa 1900, when it first appears in photographs (see Figure 3.4). No trace of this hedge remains. From the main elevation of this building extends an unpaved gravel parking lot. On the rear is an unkempt lawn interspersed with patches of gravel and piles of refuse. Despite its extensive reconstruction, loss of context, and recent decorative embellishments, the carriage house and stable retains its basic configuration, appearance, and physical presence in the landscape; as such, it contributes to the zone's significance.

Stone Washhouse

Historic Condition: This building was constructed circa 1822, to serve as a combined washhouse (laundry) and the men's privy for the mansion. It has alternately been termed the "Ash House," suggesting it was used as a kiln to produce lye, used in laundry and other household purposes.

Post-Historic and Existing Condition: Traditionally, rooms in the washhouse have been devoted to a laundry, ash storage, and two for tool storage. Its sturdy construction has preserved the structure in relatively good condition and has precluded any drastic changes to its use or appearance.

Evaluation: Contributing. The washhouse is a contributing structure to the zone's significance. Its method of construction, in heavy stone masonry, has caused it to be one of the most integral service structures from the earliest period of significance to exist in the mansion yard.

Wood Shed (present location) and Original Foundation

Historic Condition: The wood shed was constructed by George Hyde and Mary Clarke in the 1890s, and as such has no historic condition from the first period of ownership.

Post-Historic and Existing Condition: The shed was used, ostensibly, to store wood and other necessities for the estate. In the 1970s, it was relocated to its present site directly to the northeast of the original one. The original foundations remain, and are slightly. The structure is dedicated to storage of architectural and restoration materials for the mansion; having undergone replacement of some exterior cladding, it is in good condition, but lacks a traditional foundation.

17 Hooker: "The offices which appear on either side of the drawing, are to be screened by planting..."

Evaluation: Non-contributing. As it was constructed beyond the first period of development, the kennel is a non-contributing resource to the zone's historic significance.

Dog Kennel

Historic Condition: The exact date of the kennel's construction is unknown, but no record of it from the first period of development occurs.

Post-Historic and Existing Condition: It is more likely that the kennel was constructed during the second or third period of development, when hounds were raised on the estate. Further, its board-and-batten cladding style is inconsistent with other wood buildings from the first period of development, which are generally clad in horizontal clapboards. The building was used to house dogs until the mid-twentieth century; it now houses paint and miscellaneous building supplies.

Evaluation: Non-contributing. As it was constructed beyond the first period of development, the kennel is a non-contributing resource to the zone's historic significance.

Tin Top

Historic Condition: While the exact construction date of Tin Top is unknown, a gatehouse was constructed for the estate, in the vicinity of Tin Top's original location, as early as 1825. Tin Top's defining architectural feature, the tin dome, was not completed until the early 1830s. Architectural investigation confirms the structure's date of construction as being before 1840.¹⁸ The building also included housing accommodations for a tenant or employee of the estate.

Post-Historic and Existing Condition: Traditionally, the building has housed various estate employees, including (possibly) a gatekeeper, a turnpike manager, and a carpenter for the estate. Several additions and interior modifications have also been undertaken. In 1916, the architect Lawrence Grant White praised Tin Top as "...the most delightful edifice I have seen for many a day."¹⁹ The building stood in its original location (along County Route 31, near the park's present entrance) until 1974, when it was relocated to its present site, as a safeguard from recurrent acts of vandalism.

18 Peter Stevenson and Aileen Winkopp, "Report on Tin Top" (Cooperstown Graduate Program, 1968).

19 George Clarke Papers, Letter, January 1916, Box 119.

Evaluation: Contributing. While it was an attempt to protect Tin Top, as well as enhance the historical interpretation potential of the mansion site, the building's relocation damaged the historical integrity of itself (specifically integrity of location and setting) and the continuity of the entire landscape. Without a sufficient explanation of the building's relocation, original location, and use, the historical condition of Tin Top is confused and perhaps lost. However, the unique architecture and basic purpose of the building, which have both survived, overrides both its relocation and impaired integrity; therefore, it still contributes to the significance of the mansion site landscape.

Burial Vault

Historic Condition: The Clarke family burial vault was one of the last structures put in place by George Clarke during the first period of development. It was constructed in 1832 of stone and brick masonry, in a starkly classical style, lodged in the slope beneath the mansion lawn.

Post-Historic and Existing Condition: The vault housed the remains of Clarke, his wife Ann, and several of their children. While the structure was vandalized at some point in the twentieth century and the graves desecrated, it has suffered few exterior, aesthetic changes throughout its history.

Evaluation: Contributing. Despite a somewhat damaged condition and unkempt appearance, the vault is a contributing structure to the zone's significance.

Utility Shed

Historic Condition: While no exact date of construction for the utility shed is recorded, it was built post 1835, and therefore has no condition for that period.

Post-Historic and Existing Condition: The exact date of the structure could not be ascertained, but it was constructed as a facet of State-era park development after 1963, to accommodate the park's increased energy needs.

Evaluation: Non-contributing. As the structure's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

FEATURES

Cart Hovel Foundation

Historic Condition: The cart hovel was constructed in the Fall of 1818. Investigation during the 1960s suggested that the building has been heavily modified over time; further, its heavy fieldstone foundation suggested that it was first constructed as a masonry or timber-frame structure, requiring a heavier foundation than an open-air “hovel” would.²⁰

Post-Historic and Existing Condition: As the name suggests, the cart hovel was used to store carts, wagons, and later automobiles, in close proximity to the carriage house and stable. While research points modification after 1818, it is inconclusive without further documentation. The cart hovel collapsed circa 1975, leaving only a stone foundation (see Figure 3.11).

Evaluation: Contributing. The stone foundation still is visible on the site. As a ruin, it is a contributing resource to the site, as a record of where the cart hovel once stood, and as a physical sign of the changes experienced by the Hyde Hall landscape.

Stone Culvert

Historic Condition: The stone culvert’s arched masonry construction was implemented by George Clarke to funnel water through the eastern edge of the mansion site. An extensive undertaking, the culvert was constructed between 1818 and 1819 and would eventually supply a source of water for the walled garden on the flats southeast of the mansion site. The culvert extended from roughly the point of the ravine bridge (known as the upper culvert)²¹, continued past the walled garden under the level ground below the mansion site (known as the lower culvert), before draining into Otsego Lake.

Post-Historic and Existing Condition: The culvert’s underground location suggests that it remained untouched until well into the twentieth century. In 1972, the lower culvert was uncovered and restored. In 2006, a heavy storm damaged portions of the upper culvert. With a marked disregard for the nature and significance of the resource, State employees demolished

20 Orin Bullock et. al., “Hyde Hall Outbuildings - Investigation of Cart Hovel” (Cooperstown Graduate Program, 1968), 4.

21 Now demarcated by the location of the twin stone gateposts.

and removed large portions of the culvert, leaving it in a damaged and fragile state.

Evaluation: Contributing. Despite its highly degraded condition and impaired functionality, the culvert is a central component to George Clarke's design of the mansion site, and acts as a contributing resource to it.

Stone Gateposts

Historic Condition: These monumental, if simple, gateposts were purchased by Clarke in the early 1830s to support iron gates at various points of the estate.

Post-Historic and Existing Condition: Two pairs of posts still exist, sans their original gates, on the estate. One is located adjacent to the ravine (those described here); another was relocated with Tin Top in the 1970s.

Evaluation: Contributing. The gateposts, while lacking their gates and greater functional context, are contributing resources to the mansion site. They are especially significant as they are the only visible markers of the original location of the ravine bridge, slightly to the north where the bridge will be reconstructed to link the mansion site to Tin Top.

Covered Spring

Historic Condition: As a natural feature, the spring likely existed in its present condition from the first period of development.

Post-Historic and Existing Condition: The wooden, gabled roof structure covering the spring is a modern feature from the current period of development, most likely added as a safety precaution to prevent accidents.

Evaluation: Undetermined. It is difficult to gauge the historical value of the spring to the mansion zone. While the modern modifications certainly are not contributing, the spring's presence helps to illustrate hydrologic conditions in the immediate vicinity of the site.

Historic Reservoir

Historic Condition: The stone reservoir, which provided water to the house until the twentieth century, was likely constructed after George Clarke's death in 1835. Before then, pipes supplied water to the house via an artificial dam.

Post-Historic and Existing Condition: The reservoir was most likely constructed by George Clarke, Jr. (born 1822) during his ownership of the estate. The reservoir remained in service until the third period of ownership, when it was supplanted by a more modern system. The reservoir appears on the 1962 topographic survey, although it could not be located during site investigation pertaining to this report. It is possible that the historic reservoir was damaged when the State-era reservoir and pump were constructed, and has since degraded further.

Evaluation: Non-contributing. Regardless of its current condition, the reservoir's date of construction places it beyond the first historical period, to which it does not contribute.

Sunken Fence

Historic Condition: The path of the sunken fence was laid out by Clarke as a component of his picturesque landscape philosophy for the estate. It snakes along the lower slope of Mount Wellington, either to keep wildlife off of the lawn or to contain livestock within. In either case, the existing ditch was likely augmented with stone or wood fencing material, as was typical of such a feature.

Post-Historic and Existing Condition: Considering the current condition of the fence, it is likely that the feature was allowed to gradually deteriorate in condition until it was only recognizable as a wide ditch in the hillside.

Evaluation: Contributing. Despite its poor condition and visibility, the sunken fence is an important component of the mansion lawn's practical operation, and therefore is a contributing resource to its significance.

Pig House Foundation

Historic Condition: The "pig house," as it appears on drawings of the site created during the 1960s

and 1970s, does not appear in records of the estate's construction, either from the first or any other historic period.

Post-Historic and Existing Condition: The structure was ostensibly used to house pigs, and formed—along with the dog kennel, stable, and chicken coop—a part of the agricultural yard to the rear of the carriage house and stable complex. A photograph dating circa 1900 shows a portion of this collection of structures, although it may or may not be the pig house that appears in the photograph (see Figure 3.12). It collapsed after 1970 (when the last known photograph of it appears), although the foundations remain.

Evaluation: Undetermined. Further research, and perhaps archaeological investigation, would determine whether the resource is a contributing one to the zone. However, considering its poor visibility (it is completely obscured by vegetative growth and earth sediment) and condition, it is unlikely that it would contribute.

Chicken House Foundation

Historic Condition: Like the pig house above, the chicken house cannot be traced in historical records.²² It is unlikely that it was constructed during the first period of development.

Post-Historic and Existing Condition: The structure appears in drawings created of the site between 1960 and 1970, where the designation of “chicken house” has been attached to it. It does not appear in photographs until circa 1969, and likely collapsed or was demolished soon after.

Evaluation: Undetermined. Again like the pig house, further investigation would determine whether the resource is a contributing one to the zone. However, considering its poor visibility and condition, it is unlikely that it would contribute.

Park-era Reservoir

Historic Condition: The reservoir was constructed after 1835, and has no historic condition.

22 During the 1820s, a chicken coop was constructed at a tenant's house nearby, and a larger poultry house was constructed near Shadow Brook. It is unlikely that either structure is the same as the one listed above. A “woodhouse,” is recorded as being built at the edge of the site. This structure could refer to the present wood shed, but it is also possible that the structure was repurposed in the twentieth century to house livestock, either pigs or chickens.

Post-Historic and Existing Condition: The exact date of the structure could not be ascertained, but it was constructed as a facet of State-era park development after 1963, to accommodate the park's increased water needs.

Evaluation: Non-contributing. As the feature's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

MISSING ELEMENTS

Boathouse and Dock

Historic Condition: Considering the primitive nature of the roads connecting Hyde Hall to surrounding towns, water travel was an important means of transportation for the Clarke family and their visitors. George Clarke first constructed a boathouse and dock on Clarke Point in 1820, and equipped it with several vessels. The boathouse was a simple structure, shingled, with five windows and a set of double doors. The dock was expanded by Clarke in 1823.

Post-Historic and Existing Condition: Later development to the boathouse and dock is unknown. It was used by the Clarke family into the twentieth century for receiving deliveries to the house, for transportation to Cooperstown and other sites, and for pleasure cruises on the lake. Neither feature appears in the 1937 or 1947 aerial photographs of the property, suggesting that by this point they had been lost or removed.

Formal Garden

Historic Condition: The formal garden was a star component in the picturesque landscape of George Clarke, to which he devoted significant attention in designing the layout, enlarging the plan, and purchasing seeds and plants. In 1818, Philip Hooker designed a masonry garden house for the garden, both of which were constructed over the following year. The garden was outfitted with paths, plank fencing, and planting trenches. Clarke's first purchase of plants appears in 1820. Between 1826 and 1827, the garden was enlarged. An irregular, five-sided plan was laid over the original square configuration, and a new fieldstone wall and brick garden house were constructed. A decorative fountain was fed by water delivered via the underground culvert, and Clarke continued to purchase plants, bulbs, seeds, and trees for the garden until his death.

Post-Historic and Existing Condition: Little is known of the garden's development after 1835. George Clarke, Jr. (born 1822) purchased some plants and flowers, although whether they were intended for the garden is unknown. A faint outline of the five-sided garden appears in both the 1937 and 1947 aerial photographs, in the path of the modern park road system. The garden site must have, therefore, been significantly disturbed during the construction of that road, circa 1967-1969.

Women's Privy

Historic Condition: The women's privy was likely constructed to complement the men's privy, located within the stone washhouse. The room currently established as the Chapel was once the private room of Mrs. Clarke, and the location of the privy would have given her easy access to it.

Post-Historic and Existing Condition: The privy stood until at least 1933, when it was captured in an Edward Beckwith photograph of the house (see Figure 3.13). It was later marked on plans as a "cesspool" suggesting that the foundation remained for some time after the upper structure was lost, and perhaps still exists.

TENANT FARM, ORCHARD, & MEADOW

The tenant house complex was constructed to support the activities of the mansion house, as well as agricultural activities that took place on site, particularly the cultivation of the hillside orchard nearby. The two primary points of entry for the site, the main drive and service drive accessed via County Route 31 (then the turnpike) and Mill Road, respectively, intersect at the tenant house site, forming a well-defined yard bounded by these roads to the north and west and a rolling meadow to the south and east. Documentary evidence suggests that this site included a host of agricultural structures that have since disappeared. As these structures were lost or destroyed, the character of the site would have gradually shifted from an intensely agricultural to a peacefully bucolic one. On a comprehensive scale, few large-scale landscape changes have been undertaken; the topography, land use, and vegetation would not have suffered extensive changes beyond the first period of development.

The views and vistas provided by the tenant house site—both inward and outward—are significant as they reinforce the image of the pastoral ideal as described Loudon, Plaw, and others. The rolling meadow, the swelling hillside, the forested borders, the distant prospect of lake or mansion, all were a

central component to the picturesque landscape of George Clarke. While certain changes have been wrought without, particularly the State-era road and beach area, views toward the site have remained largely unchanged from its period of significance. Further, plantings around the tenant house force views southeast toward the meadow and Beaver Pond, creating patches of undisturbed sightlines, despite extensive modern development.

BUILDINGS

Stone Tenant House

Historic Condition: Documentary evidence suggests the tenant house was constructed between 1818 and 1819, and repaired and enlarged between 1826 and 1827.²³ The building would have housed members of the Clarke's extensive network of tenant farmers, and a collection of accessory structures in the vicinity would have supported diverse agricultural activities. As the house's dates of construction coincide exactly with those of the formal garden, it is possible that the two were functionally linked (i.e., the building housed the estate gardener).

Post-Historic and Existing Condition: After 1835, the Clarke family continued to house tenant farmers in the building. By the early twentieth century, practical and financial difficulties with the upkeep of the mansion house obliged them to take up partial residence in the house. After State appropriation of the site, the house was used as a temporary residence for employees of both the park and Hyde Hall, Inc. Most recently, the house was used as the offices and library of the latter organization, which have since been relocated to the carriage house nearer to the mansion. This succession of uses has effected several interior modifications to the building, although the exterior appears to remain largely unchanged from the first period of development.

Evaluation: Contributing. The architectural qualities, high level of integrity, and functional role of the house in the estate's early development cause it to be an important resource to the estate, and therefore contributes to its significance.

Stone Storage Shed

Historic Condition: The exact date of construction or intended use of the stone shed is uncertain,

23 This evidence is not definitive, and contrasting views place its date of construction in the 1840s.

although it is highly likely that it dates from the same era of construction as the nearby tenant house, circa 1818 to 1827.

Post-Historic and Existing Condition: The shed's development after 1835 is undocumented, although its appearance suggests that its current state is largely unaltered from the original. It is currently in good condition, and used for light storage.

Evaluation: Undetermined. The structure appears to contribute to the site, but its exact status is uncertain pending an exact determination of its date of construction.

Garage

Historic Condition: The garage was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the structure could not be ascertained, but it was constructed as a facet of State-era park development after 1963. It is currently used to store maintenance vehicles and equipment.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

Nature Center

Historic Condition: The center was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the building could not be ascertained, but it was constructed as a facet of State-era park development after 1963. It is currently used seasonally for educational and recreational programs.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

FEATURES

Orchard

Historic Condition: While it is known that George Clarke established a fruit orchard at Hyde Hall,

its exact location, size, and date of establishment is unknown. Beginning in the early 1820s, he began to purchase fruit trees for the estate, although his sketches of the formal garden show its walks lined with trees, so they may have been planted there. In 1823, a receipt appears for a road connecting an unspecified bridge to the end of the orchard. This likely applies to the rear service road where Tin Top is presently located; if so, the orchard's historic location would be the same as its current one. A similar receipt appears in 1825, for making a road across the meadow to an unspecified bridge. Clarke purchased several dozen fruit and nut trees, and had a mill constructed to process cider.

Post-Historic and Existing Condition: In the 1850s, George Clarke, Jr. (born 1822) devoted considerable attention to the cultivation of the fruit orchard. He continued to purchase varieties of fruits, but his focus lay in apples, and he consulted noted pomologist Charles Downing on the subject. After the 1850s, no record of activity in the orchard exists. It is currently in a highly degraded state, and barely recognizable from its historic condition. After 1963, a sledding hill was cleared through the orchard, wiping out a considerable portion of it.

Evaluation: Contributing. Despite its poor condition, the orchard is one of the few remnants of the agricultural activity within Hyde Hall, and is significant in that respect.

Meadow

Historic Condition: The meadow is mentioned in several of Clarke's business papers, although its appearance during his lifetime is unknown.

Post-Historic and Existing Condition: The historical development of the meadow is undocumented until the mid-twentieth century. In the 1947 aerial photograph of the estate, portions of the meadow appear to be fenced off and planted with unspecified crops, although later photographs from the 1960s portray it as an open field.

Evaluation: Undetermined. While the image of an uncultivated, rolling meadow fits the picturesque landscape ideal, the exact condition and appearance of the meadow during the period of significance is unknown.

Sledding Hill

Historic Condition: The hill was created after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date the hill's formation could not be ascertained, but it was constructed as a facet of State-era park development after 1963. To create the hill, a portion of the historic orchard was cleared. It is currently used seasonally for recreational purposes.

Evaluation: Non-contributing. As the feature's date of formation falls beyond the period of significance, it does not contribute to the site's significance.

RECREATION, BEACH, & LAKESHORE

With its artificial beach, high concentration of park structures, and ample parking, this zone is the center of recreational activities for the park. It is also the most heavily modified landscape. In the 1810s, George Clarke began filling the low-lying, marshy ground around the shoreline with sediment scraped from the mansion terrace. The area was not dramatically altered, until State-era intervention filled and leveled the area to create a lawn, massive parking lot, and adequate sites for the structures now present. Current vegetation is largely the result of that undertaking, with the exception of the mature willows trees that line the shore; these were well developed by the 1960s, although their exact date of establishment is unknown (see Figure 3.14).

Sitting at the lowest elevation in the park, this zone is highly visible from other areas, especially the meadow and the mansion terrace, degrading the historic integrity of these views. However, it also offers the most spectacular, undisturbed views of Hyde Bay and Otsego Lake, which likely could not be fully enjoyed when the site was marshy wetland.

BUILDINGS & STRUCTURES

Bathing Pavilion

Historic Condition: The pavilion was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The bathing pavilion appears in the 1965 park master plan, and was constructed on the site by 1967. Site development continued for several years. It is currently used to provide basic restroom, changing, and vending services to park visitors,

particularly those looking to enjoy the beach nearby.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

North Picnic Pavilion

Historic Condition: The pavilion was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The twin pavilions were built after the Summer of 1968, when plans for their construction appear. They are currently used to accommodate groups of picnickers to the park.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

South Picnic Pavilion

Historic Condition: The pavilion was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The twin pavilions were built after the Summer of 1968, when plans for their construction appear. They are currently used to accommodate groups of picnickers to the park.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

North Comfort Station

Historic Condition: The pavilion was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the structure could not be ascertained, but it was constructed as a facet of State-era park development after 1963. It currently provides restroom facilities for park visitors.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

South Comfort Station

Historic Condition: The station was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the structure could not be ascertained, but it was constructed as a facet of State-era park development after 1963. It currently provides restroom facilities for park visitors.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

LANDSCAPE FEATURES

Beach Parking Lot

Historic Condition: The feature was constructed after 1835, and has no historic condition. Before it was a parking lot, however, the site was likely an uncultivated meadow, with marshy ground that was a product of its low elevation and proximity to both Shadow Brook and Otsego Lake.

Post-Historic and Existing Condition: Development of the site is not fully documented, although aerial photographs from the twentieth century show it being partially wooded. Appearing in the 1965 park master plan, the parking lot was constructed circa 1967, connecting the bathing pavilion to the main park road. It would have involved significant energies to clear, level, and pave the site.

Evaluation: Non-contributing. As the feature's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

Picnic Area Parking Lot

Historic Condition: The feature was constructed after 1835, and has no historic condition. Before it was a parking lot, however, the site was likely an uncultivated meadow, sitting slightly higher

than the marshy ground adjacent to the shore.

Post-Historic and Existing Condition: Development of the site is not fully documented, although aerial photographs from the twentieth century show it being open ground dotted with trees. Appearing in the 1965 park master plan, the parking lot was constructed circa 1968, to service the picnic areas and pavilion in the vicinity.

Evaluation: Non-contributing. As the feature's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

Beach

Historic Condition: The feature was constructed after 1835, and has no historic condition. Before it was converted to an artificial beach, however, the area probably shared many characteristics currently exhibited by the outlet of Shadow Brook: low-lying, partially wooded, and marshy.

Post-Historic and Existing Condition: Development of the site is not fully documented, although aerial photographs from the twentieth century show it being partially wooded, and it has traditionally been considered a marshy field. The artificial beach was constructed circa 1967, to complement the bathing pavilion nearby.

Evaluation: Non-contributing. As the feature's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

SHADOW BROOK & VICINITY

The name "Shadow Brook" evokes a fairly accurate image of the landscape, both current and historic. The serpentine stream hemmed in by forests creates an atmosphere of mystery and seclusion that was reinforced by its role as a local lover's retreat. George Clarke was blessed with such a feature on his estate; the landscape of Shadow Brook embraces the sublime and rugged extremes of picturesque aestheticism. The exact condition of Shadow Brook during the first period of development is unknown, but its course (judging from various period atlases and aerial photographs) has not changed substantially in the past two decades. Vegetatively, surrounding trees and plants have been diverse and densely interwoven, creating a secluded body of water with strongly defined vertical borders. At the extremes of the site,

the landscape opens up. Towards the lake on the west, the surrounding land becomes marshy wetland, with deciduous forest shading low shrubs and ferns. On the northeast, the soil becomes more sandy, and trees are less mature and more widely spaced.

BUILDINGS & STRUCTURES

Covered Bridge

Historic Condition: The covered bridge was constructed in 1825, as a component of the main entry drive to the estate. The curved truss, supported by diagonal x-bracing, was a relatively recent development in bridge design. The structure was clad in wood clapboards and roofed with wood shingles.

Post-Historic and Existing Condition: The bridge was utilized throughout the nineteenth and twentieth centuries, in a generally unchanged state. It was comprehensively restored in 1968, and many of its original materials were replaced in kind. The bridge today boasts the distinction of being the oldest surviving covered bridge in the United States.

Evaluation: Contributing. Despite an impaired material integrity, the bridge's otherwise high level of integrity and excellent condition both contribute to the use, understanding, and significance of the Shadow Brook site.

Stone Bridge

Historic Condition: The covered bridge was constructed around 1820, to span Shadow Brook at the eastern edge of the estate, adjacent to the present-day Mill Road. Considering the substantial nature of the bridge's construction, this route was likely an important one in the functioning of the estate and its connection to the outlying farms.

Post-Historic and Existing Condition: No later development of the bridge is recorded, although its appearance suggests that it is mostly unaltered from its original condition. Mill Road, which ostensibly once ran over the bridge, has since been rerouted to bypass it.

Evaluation: Contributing. Despite the bridge's poor visibility and access, it retains remarkably high integrity and is in good condition.

State-Era Bridge

Historic Condition: The bridge was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the structure could not be ascertained, although it was likely constructed circa 1966 as a component of the early development of the main park road.

Evaluation: Non-contributing. As the feature's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

PARK ENTRANCE, CIRCULATION, AND SERVICE STRUCTURES

The landscape of the park entrance was long devoted agricultural uses, in the care of the tenants of the Clarke family. Prior to park development, barns, outbuildings, and domestic structures lined County Route 31, and much of the land would have been devoted to either pasture or cultivated farmland. This character was wiped away with park development in the 1960s, and the landscape (especially the vegetation) has been consolidated to cleared lawns and moderately dense forests. The point of access to the park was shifted from the original location of Tin Top to the present park road; what was once a private site with controlled access has given way to a highly visible and easily accessible public facility. For these reasons, the zone has lost much of its historic integrity as a landscape. While some remnants of the historic estate have survived (such as the Tin Top foundations), they have been overwhelmed by the intensive modern development. The majority of structures in the zone are devoted to the operation of the park, including security and maintenance needs.

BUILDINGS & STRUCTURES

Security Office and Visitor Center

Historic Condition: The office was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The building was constructed after 1966, when drawings for its construction and site development appear. It currently houses offices for park staff, camping registration and reservations, and park security officers.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of

significance, it does not contribute to the site's significance.

Maintenance Garage

Historic Condition: The garage was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The historic farm structures on the site stood until 1963, when they were included in the property's topographic survey. The exact date of the garage could not be ascertained, but it had been constructed by 1970, when drawings appear to enlarge the surrounding paved area. It currently houses the park maintenance fleet, utility accommodations, and general storage.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

Visitor Kiosk

Historic Condition: The bridge was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the building could not be ascertained, but it was constructed as a facet of State-era park development after 1963. It currently offers visitor information and admission.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

SMALL-SCALE FEATURES

Entry Signage

Historic Condition: The signs were installed after 1835, and have no historic condition.

Post-Historic and Existing Condition: The exact date of the features could not be ascertained, but they were implemented as a facet of State-era park development after 1963. They currently offer wayfinding information for park visitors, and are periodically replaced.

Evaluation: Non-contributing. As the features date of construction falls beyond the period of significance, they do not contribute to the site's significance.

Tin Top Foundations

Historic Condition: See above for a general description of Tin Top's historic condition.

Post-Historic and Existing Condition: See above for a general description of Tin Top's development until 1974. After the removal of the structure to its new site, the foundations were stabilized preserved as a ruin. They currently receive little attention or maintenance.

Evaluation: Contributing. The foundation's, while they have lost the structure they were intended to support, are an important remnant of the estate's original entry configuration, and as such they contribute to the site's significance.

LANDSCAPE FEATURES

Maple Avenue & Original Entry Drive

Historic Condition: This portion of the original entry drive would have extended in a straight path from Tin Top, before striking a wide arc to meet Shadow Brook and the covered bridge. The building of the drive was a long undertaking; related activity first appears in 1820, and construction continued until 1825, when the structures at either extremity were completed. Whether Clarke arranged for the avenue of Maple trees to be planted along the drive is unknown.

Post-Historic and Existing Condition: The drive is undocumented until the mid-twentieth century. If Clarke did not plant the Maple Avenue during his lifetime, their advanced maturity suggests that they were planted soon after. When the modern park road was rerouted in the 1960s, the original drive was abandoned. Presently, it is occasionally used for maintenance vehicles travelling between the park office and the covered bridge. The drive is unpaved, and possibly shares its present condition with the historic appearance. The tree avenue, however, is in a highly degraded condition, both due to the decaying state of the mature trees and the rampant undergrowth that obscures their impact.

Evaluation: Contributing. Despite its poor condition and relative inaccessibility, the original

drive and complementary avenue of trees is an integral component of the site's historic entry sequence, and therefore contributes to the site's significance.

State-Era Road System

Historic Condition: The modern paved road system was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The road was developed circa 1966, as an integral component of the park's early development. Significant site work would have been necessary to provide a level, well-drained surface on which to lay the road bed.

Evaluation: Non-contributing. As the feature's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

BEAVER POND CAMPING AREA (5A)

The Beaver Pond and its surrounding landscape are largely a twentieth century development, making it difficult to assess the historic condition of the immediate landscape. By the 1930s, however, the feature had appeared, and dense coniferous forest had sprouted up at its edges. Presently, the site supports wetland conditions at the fringes of the pond. The site has been non-intensively developed as a camping area, with unpaved campsites, parking areas, paths, and occasional boardwalks over marshy areas.

BUILDINGS & STRUCTURES

Rustic Shelters

Historic Condition: The two open-air shelters were constructed after 1835, and have no historic condition.

Post-Historic and Existing Condition: The exact date of the buildings could not be ascertained, but they were constructed as a facet of State-era park development after 1963. They currently offer shelter to campers in the vicinity.

Evaluation: Non-contributing. As the buildings' date of construction falls beyond the period of significance, they do not contribute to the site's significance.

LANDSCAPE FEATURES

Beaver Pond

Historic Condition: The feature developed naturally after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the feature's development could not be pinpointed, although it definitely occurred between 1903 and 1937. After 1960, the site was used as a dumping ground for building materials, particularly cut stone, and the site was mistaken as an original quarry for nineteenth century building activities. The site was later developed as a rustic camping area, and today has a highly natural appearance.

Evaluation: Non-contributing. As the feature's date of development falls beyond the period of significance, it does not contribute to the site's significance.

TRAILER CAMPING AREA (5B)

This site lies in the historical dead zone between the tenant farm to the east and the Hyde Bay Camp for Boys to the west (now both lost). It may be assumed that the area has remained consistently wooded for most of its history, and was partially cleared to allow for State-era development. The site's organization is defined by two rings of paving giving access to individual campsites (catering to portable trailers and RVs), which flank a bathhouse and common lawn.

BUILDINGS & STRUCTURES

Comfort Station/Bathhouse

Historic Condition: The station was constructed after 1835, and has no historic condition.

Post-Historic and Existing Condition: The exact date of the structure could not be ascertained, but it was constructed as a facet of State-era park development after 1963. It currently provides restroom and bathing facilities for park visitors, especially those camping in the nearby sites.

Evaluation: Non-contributing. As the building's date of construction falls beyond the period of significance, it does not contribute to the site's significance.

LANDSCAPE FEATURES

Maintained Campsites

Historic Condition: These features were constructed after 1835, and have no historic condition.

Post-Historic and Existing Condition: The exact date of the feature's development could not be ascertained, but they were constructed as a facet of State-era park development after 1963. They currently offer paved parking spaces and basic amenities (utility connection, charcoal grill, picnic table, etc.) to visiting campers.

Evaluation: Non-contributing. As the features' date of construction falls beyond the period of significance, they do not contribute to the site's significance.

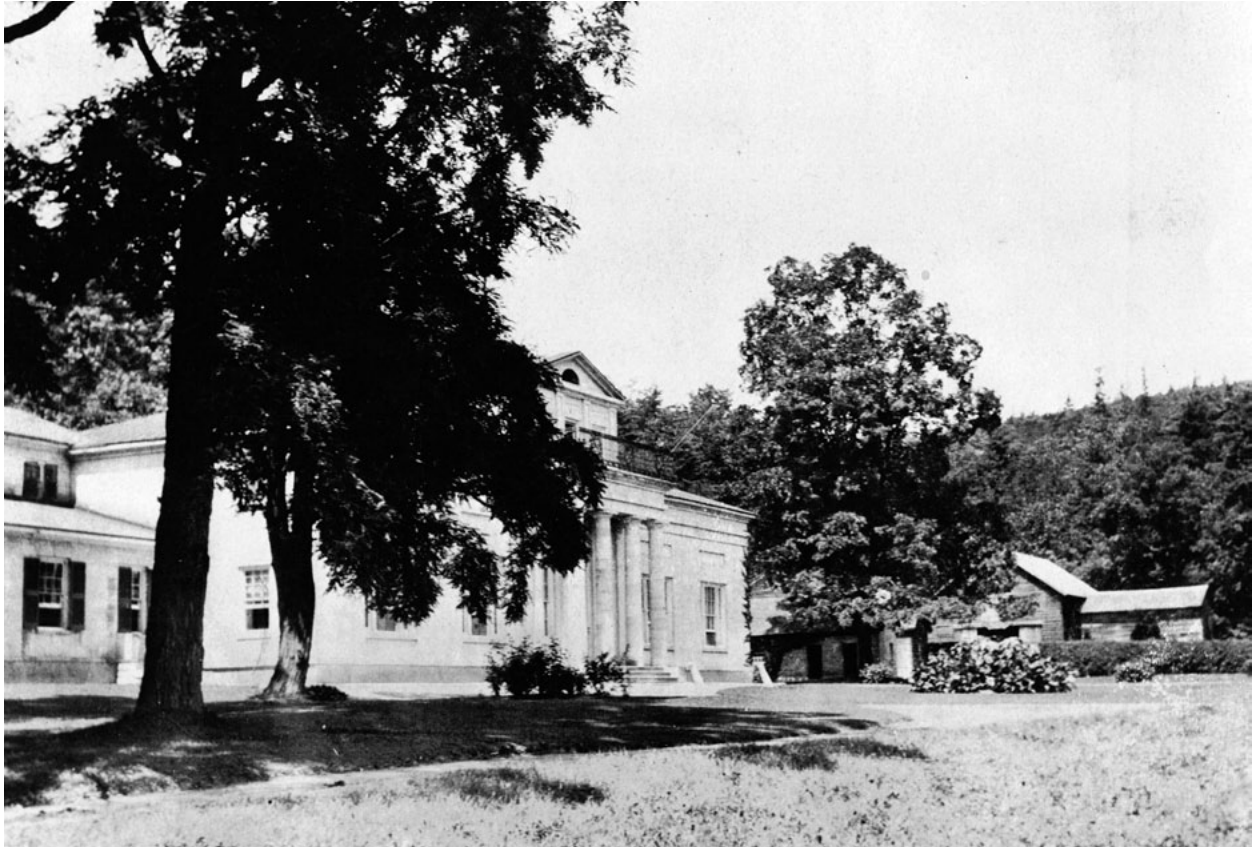


Figure 3.4: Photograph of mansion and stable beyond, circa 1900 (courtesy Hyde Hall, Inc.)



Figures 3.5 & 3.6: Photographs of mansion, circa 1900 (courtesy Hyde Hall, Inc.); showing ivy on servants' wing

These photographs illustrate the mansion site's between 1900 and 1934, the period for which the greatest visual documentation exists. While certain features have come and gone, the character of the buildings, large-scale landscape features, and spatial organization have remained largely intact from its primary period of significance.



Figure 3.7: View from mansion terrace across Hyde Bay, circa 1890 (courtesy Hyde Hall, Inc.)



Figure 3.8: Edward Beckwith photograph looking across mansion lawn toward Otsego Lake, 1934-1935 (New York State Historical Association)



Figure 3.9: Photograph of the carriage house and stable as it appeared circa 1960 (courtesy Hyde Hall, Inc.)



Figure 3.10: Photograph showing collapse of carriage house, circa 1969 (courtesy New York State Office of Parks, Recreation, and Historic Preservation)



Figure 3.11: Photograph of the stone washhouse (left) and cart hovel (right) before the latter's collapse, circa 1975 (courtesy Hyde Hall, Inc.)



Figure 3.12: Photograph of the pig house, circa 1900, flanked by the carriage house and stable (left) and dog kennel (right), (courtesy Hyde Hall, Inc.)



Figure 3.13: Edward Beckwith photograph of Stone Cottage, 1933, with women's privy visible at left (courtesy New York State Office of Parks, Recreation, and Historic Preservation)



Figure 3.14: Photograph of the shore in 1965, showing Willow trees and other species (since removed), (courtesy New York State Office of Parks, Recreation, and Historic Preservation)

Chapter 4 **TREATMENT RECOMMENDATIONS**

TREATMENT NARRATIVE

The landscape of Hyde Hall represents a dichotomy of conditions, both physical and conceptual. Two opposing forces—that of the historic estate and the public park—are at play within the landscape, and while they relate widely diverging understandings of use, feeling, and preservation, these recommendations will attempt to unite and cohere these entities into a unified and sympathetic whole. The driving force of this cultural landscape report is, of course, the historic Hyde Hall landscape, which has not only been confined to a limited portion of the park’s conceptual and territorial whole, but also suffered at the hands of the park’s management practices, which have materially damaged the historic fabric throughout. Beginning in the 1960s, and through successive periods of development, New York State gradually reconfigured a private estate into a public park. To accomplish this, it erected structures, reshaped the land, and implemented a modern infrastructural system. Historic fabric was restored, relocated, or abandoned—creating a concentration of resources within certain key areas of the site, and a scarcity for much of the remainder.

It is not the intent of this report to reverse those changes. It must be remembered that the impact of those developments, especially in buildings and landscape features destroyed, pales in comparison to those lost through the periods of dereliction and neglect that occurred in the second half of the nineteenth century, and again in the middle half of the twentieth. State intervention has, in contrast, provided nearly half a century of continuous upkeep, funding, and appreciation for this site. Its protection and funding (through regular maintenance and provision of basic services) has allowed the restoration of the Hyde Hall mansion and secondary structures, which in turn has fostered the park’s position as a cultural asset within the Otsego County region. Practically, the resources and authorization required for an extensive landscape restoration are not available. Instead, this report recommends a tiered strategy that will combine small-scale restoration efforts, expanded maintenance practices, diligent care and recognition of extant resources, and an expanded interpretation of the visitor experience, all designed to enhance and unify the park’s historic resources.

PRESERVATION

The Secretary of the Interior’s Standards for the Treatment of Historic Properties recognizes four treatment actions for historic properties: preservation, rehabilitation, restoration, and reconstruction. Based on the condition of the resources within Hyde Hall, this report recommends a preservation-based treatment,

following the standards as outlined in that guide, and summarized below:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.¹

The strength of the preservation treatment is its recognition and respect for the integrity and use of the resource in question, while retaining a certain amount of flexibility in how that resource receives treatment. Specifically, the standards dictate:²

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

1 Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Washington: National Park Service, Department of the Interior, 1995), 25.

2 Ibid., 26.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Especially appropriate from a cultural landscape perspective, the Preservation treatment allows for change and development over time. As landscapes are living entities, and therefore constantly in flux, it is important to embrace and foresee those changes rather than constantly react against them.

OBJECTIVES

Before any specific recommendations may be made, it is first necessary to outline some basic objectives relating to the preservation and maintenance of the site, which should be used to inform its future treatment. These objectives must be considered in tandem with the mission statement of Hyde Hall, Inc., the primary steward of the historic site, which states: “The mission of Hyde Hall, Inc. is to inspire and enhance the public’s appreciation of Hyde Hall, a remarkable example of nineteenth-century neoclassical architecture, and its collections by: preserving the building and its site; maintaining the collections; interpreting the domestic, agrarian, and cultural heritage of New York State; promoting scholarly research; documenting the history of the Clarke Family through eight generations; and providing space to the cultural community.”³ These objectives are as follows:

1. Provide a safe, enjoyable, and accessible experience for all visitors to Glimmerglass State Park. The strength of a public park lies in its ability to cater to, and provide access for, all persons who seek to enjoy its amenities. Where historic resources are concerned, it is especially important to integrate safety and accessibility, while respecting the integrity of the resources being modified.
2. Identify, protect, and preserve all extant historic resources. The catalyst for this Cultural Landscape Report was the partial destruction of the historic stone culvert linking the Hyde Hall SHS to the lakeshore. Over the years, numerous historic landscape features have been destroyed or modified—not through any act of gross negligence, but rather through a misunderstanding or ignorance of the vast extent of resources throughout the park. While these recommendations will serve to mitigate some of those effects, they will also act as a safeguard against future destruction.
3. Support park operations and use. Recommendations contained herein are not designed to restrict the established maintenance and use of the park, but rather to redefine them with an added appreciation for historic resources.

3 Adapted from *www.hydehall.org.about*.

4. Perpetuate historic character while improving park aesthetics. The current aesthetic maintenance policy of the park focuses on cleanliness—lawns are mown, debris is removed, buildings are kept sanitary, etc. This practice need not change, but rather be reworked with an emphasis on celebrating the historic qualities of resources throughout the park.
5. Provide for accountability for park operation, preservation, and change. Unrecorded history is lost history. Park managers, historic site stewards, and state administrators need to establish an enduring and readily accessible database of park operations and historical change, through photographs, written text, and drawings, with a dedicated repository.

TREATMENT RECOMMENDATIONS

With these objectives serving as the basis for future action, a series of site-specific recommendations have been generated, based on an analysis of the history and existing condition of the Hyde Hall landscape, and guided by the treatment standards for Preservation. These take the form of cyclical (based on annual, bi-annual, or seasonal maintenance cycles), immediate, or long-term intervention. While not an explicitly phased plan for preservation, this separation of high- and low-priority tasks enables projects to be considered and undertaken as the ability and funds arise, while keeping an holistic approach in mind.

GENERAL MAINTENANCE

Retain and maintain historic structures and features.

All structures and features determined contributing to the site's significance should be recognized, protected, and maintained with appropriate treatment standards.

Continue general park management plan for non-historic areas.

For those areas whose integrity has been largely erased, general maintenance practices should be continued.

Clear vegetative scrub and brush growth in designated areas.

Annually or biannually, remove low growth and debris from the following areas: lower slope to the south of the historic site; in the vicinity of the Maple avenue and approach drive; around the path of the stone culvert, and along the lower slope of Mount Wellington, with particular attention paid to the area immediately behind mansion house complex and along path of sunken fence. This treatment will allow areas to match historic conditions and protect from further degradation of mature plantings, structures, and features.

Retain and maintain extant gravel and turf paths, especially those that reflect historic conditions.

Gravel paths should be kept maintained, free of vegetative growth, and with adequate gravel cover. Turf paths should be regularly mown and kept free of woody plant growth.

Maintain and clear extant exposed stone foundations, especially those within the historic site.

Exposed stone foundations should be regularly and sensitively repaired and cleared of vegetative growth.

Prune and maintain historic plantings (both extant and restored) as appropriate.

Historic plantings, especially mature trees, should be kept free of disturbances. Pruning of dead growth, where appropriate, is also recommended.

SHORT-TERM INTERVENTION

Identify and retain historic features in wake of pending Tin Top Bridge construction.

As the Lower Culvert Replacement and Pedestrian Access Project exits the planning phases and begins construction, specific care must be taken to preserve the great variety of landscape features affected. This includes, but is not limited to, Tin Top, historic plantings in the vicinity, historic paths, the stone culvert, small-scale features (such as the stone gate posts), and any subsurface archaeological resources. Two comprehensive, archaeological studies⁴ have been completed to assess the effects of this project, and their recommendations shall be taken into account.

Retain and maintain open areas.

Open meadows and lawns were an integral component of picturesque landscape theory; they provided an appropriate foil to wooded forests and groves, and allowed for distant vistas across the landscape. Lawns, particularly in the vicinity of the mansion house, should be kept neat and closely mown. Open meadows, particularly that beneath the stone tenant house, should be kept generally clear and free from encroaching vegetative growth.

Undertake a comprehensive survey of historic site plantings.

A professional arborist should be engaged to undertake a comprehensive survey of historical plantings. While this report has attempted to broadly identify tree and plant *genii*, further study is merited on the exact size, age, condition, and species of historic plant material. These findings should be coordinated with general maintenance guidelines, and added to landscape plans and descriptions, perhaps as an

4 Roets, *Phase I Archaeological Reconnaissance Survey: Lower Culvert Replacement and Pedestrian Access Project*, 2008 and Clements and Pretola, *Final Report: FHA Archaeological Mitigation, Report Drainage Repair/Upgrade*, 2010.

appendix to this report.

Retain and maintain historic plantings.

Upon completion of an identification of historic plantings, those specimens identified should be protected by not disturbing their growing environment, clearing harmful undergrowth, minimizing site disturbances, protecting from hazardous threats and pest, and using targeted pruning to remove dead wood. Trees currently considered consistent with the historic character of the site (if not extant during the first period of historic development) are: Pignut and Shagbark Hickories scattered around historic site, Sugar Maples lining southern edge of historic site, White Oak on lower slope near burial vault, Willows along shoreline, and Sugar Maples lining original entry drive.

Retain and maintain stabilized ruins.

Several features on the site are currently treated as stabilized ruins; these include: the stone culvert, the stone bridge adjacent to Mill Road, the original Tin Top foundations, and the Clarke family burial vault. While these features have little practical use, they each have enormous potential in the interpretation of the landscape, and their intrinsic historic worth is invaluable. While all appear to be in fair condition,⁵ their great age and the sensitive nature of masonry construction make them especially susceptible to damage through neglect and environmental change. Each of these structures should be assessed for condition and structural integrity. Further, each should be cleared of general and vegetative debris, exposed mortar should be sealed or covered with an appropriate material, and damaged elements should be repaired or catalogued and stored.

Clean and repair Clarke Family burial vault.

The burial vault is currently densely overgrown, a condition which is causing material and (likely) structural damage. The structure and its immediate surroundings should be sensitively cleared of vegetative growth, assessed for condition, and repaired as appropriate.

Clean, paint, and repair select structures.

The rear (northeast) façade of the carriage house and stable, as well as the exterior of the dog kennel, should be cleaned and painted, corresponding to historic photographs, where available.

Remove inappropriate vegetative growth.

All trees with a caliper measuring less than six inches, located on the lower slope and immediate shoreline

5 Notwithstanding recent damage to the stone culvert

of the historic site, should be removed. These plantings are the result of deferred maintenance, and both block traditional viewsheds and obscure historic plantings. Work should be conducted sensitively to avoid negative impact to surrounding plantings, landscape features, and drainage patterns.

Expand interpretation of historic site to provide an understanding of the Hyde Hall landscape and its significance.
The current historic site suffers from a physical and conceptual disconnect from the greater landscape of which it once formed an integral part, largely as a function of state park development and use. While these changes cannot be reversed, it is possible to combat their effects by developing a broader interpretational experience for the visitors of Hyde Hall, in a number of ways. For example: the script of the guided tours could be expanded to include a description of the history and significance of the designed landscape; a series of reconstructed “views” could be commissioned, with special emphasis on historic views and missing landscape features; an exhibit on the Hyde Hall landscape could be designed, taking advantage of the site’s extensive photographic and archival documentation; or an informational brochure could be made available, and could include any of the materials listed above.

Create and maintain a bibliographic database of Hyde Hall-related material (reports, photographs, archival data, histories, etc.).

A dedicated and regularly updated bibliography of collections should be created, and ideally maintained by Hyde Hall, Inc., that would unite collections currently scattered between various sites and repositories. This would facilitate future study on the landscape, and amplify the research potential of that organization’s present library.

Record major site repairs and changes.

A record of treatment of landscape features (ideally photographs paired with written descriptions) should be created, integrated with existing park management, and regularly updated.

LONG-TERM INTERVENTION

Trace, map, and restore historic site drainage patterns.

Watercourses under Mount Wellington act as a natural aquifer that provides an abundant supply of fresh water to the house. However, George Clarke’s regrading activities on the site disrupted the water’s natural path. Instead of continuing down the slope to be deposited in the lake, water pools around the houses foundations creating, as Crawford & Stearns’s 2001 report wryly put it, “a constantly wet

piece of real estate.”⁶ Archaeological investigation has suggested that Clarke anticipated (or perhaps reacted to) this dilemma, installing a series of underground drainage pipes redirect water from gutters, to downspouts, to be carried away from the house.⁷ However, persistent water damage and drainage issues on the site suggest that these systems are damaged, if they were effective at all. Archaeological survey should be undertaken to trace the location and extent of these drainage systems, and to provide recommendations for repairing, replacing, or augmenting them in situ. Non-invasive means of investigation, such as LIDAR (Light Detection and Ranging) or GPR (ground-penetrating radar) should be utilized where possible. If a restoration treatment is not financially feasible, these drainage systems should be mapped, and another means taken to mitigate future water damage.

Manage forests.

The Hyde Hall forests, particularly those found on Mount Wellington and around the Shadow Brook wetland, have long contributed to the character of the landscape on a large scale. Forests should be maintained to existing conditions, or selection clearing or planting plans should be implemented based on historic photographs and descriptions. Focus of forest management should be focused on retention of historic growth, viewsheds, and general character of areas.

Identify and map exact location of sunken fence.

The construction of the sunken fence was implemented by George Clarke, likely to protect the mansion site from wildlife. The fence today consists of a with ditch, barely perceptible in many areas. The fence should be cleared of debris and growth, its extents should be mapped, and its path demarcated with appropriate materials.

Identify and map exact location of formal garden.

As an essential component of their 2010 report, cultural resources consultants Gray & Pape, Inc. recommended that the exact location of the historic, formal garden be determined. While their research and archaeological survey discovered that the traditionally conceived location of the garden was indeed incorrect, they were confident that its actual footprint could be discerned utilizing historic aerial photography, non-invasive survey (such as a ground-penetrating radar device), and limited excavation.

6 *Architectural Assessment Report, Hyde Hall, Cooperstown, New York*, Prepared by Crawford & Stearns, August 2001, 26.

7 Roets, *Phase I Archaeological Reconnaissance Survey: Lower Culvert Replacement and Pedestrian Access Project*, 2008 and Clements and Pretola, *Final Report: FHA Archaeological Mitigation, Report Drainage Repair/Upgrade*, 2010. Especially the 1999 courtyard restoration project.

While a lack of historical documentation precludes a full-scale restoration of this landscape feature, it would prove beneficial to the interpretation and understanding of the site to demarcate its exact location, perhaps with interpretive signage and boundary markers (e.g., stone bollards inserted at its corners).

Create and implement an appropriate planting plan, based on historic photographs and archival documentation.

By comparing documentation of plant purchases against photographic records, it would be possible to prepare an accurate, if limited, planting plan as it existed on the landscape in the late nineteenth century. If augmented with a detailed survey of existing, historic plants (see above), small-scale restoration planting could be undertaken, specifically in the bounds of the historic site. Records show that such plantings were employed as decorative embellishments and visual barriers throughout the site, and their restoration would attempt to recreate the domestic atmosphere of an otherwise spare lawn.

Investigate and document site of Hyde Bay Camp for Boys

The Hyde Bay Camp for Boys operated circa 1927 to 1969 on the southwestern extremity of the Clarke estate (and later Glimmerglass State Park). While many of the structures relating to camp activity have since been removed, traces of landscape features and structures remain on the site. These features should be investigated, photographed, and mapped. These conditions should be compiled and analyzed for historic integrity and significance, and possibly included as an appendix to this report.

Continue archival research.

While the research undertaken for this report included investigating a large portion of the archival collections relating to Hyde Hall (namely the Clarke Family Papers held by Cornell University Libraries), many more resources have yet to be explored, especially with the mission of understanding and documenting the estate's historic landscape. Research should continue in this vein, not only in the Clarke Family Papers, but also in the many regional and national archives with information pertaining to this subject.

Restore historic condition of original entry drive.

The first section of the original entry drive, bound by the former Tin Top foundations at one end and the covered bridge at the other, is one of the most striking, undisturbed, and underutilized aspects of the entire historic site. This area should be restored, with special emphasis on clearing vegetative scrub growth, maintaining and graveling the road surface, and providing accessible pedestrian access between the road and the Tin Top foundations.

Restore historic configuration of circular drive.

The original plan of the circular drive was terminated in a T-shaped configuration that allowed for the maneuvering, and perhaps parking, of carriages directly adjacent to the house. While these features have disappeared, the distinctive, conical stone bollards to which they correspond have remained. By restoring this driveway layout, it would also restore context to these bollards, and better illustrate the use of the drive as a point of carriage access in the nineteenth century.

Investigate restoration of historic orchard.

All or part of the historic orchard could be restored as a “living” exhibit on nineteenth-century agricultural practices, especially as they relate to the development of the Hyde Hall estate. The existing plantings—while possibly historic—are so far degraded that their replacement would not greatly impair the landscape’s material integrity, and exact fruit varieties could be adapted from historic records, particularly the copious notes of George Clarke, Jr. (born 1822).

Clear and remediate trash disposal areas.

A large amount of miscellaneous site debris is deposited in the northeast corner of the site, forming an ad hoc landfill for unused park equipment and building materials. While generally shielded from use and view, this practice represents an environmental and safety hazard, and should be cleared and remediated using the appropriate methods.

Determine and implement an appropriate use for tenant farm buildings.

The stone tenant house and its associated shed are currently unused beyond light storage. As the greatest threat to any historic structure is the compounded damage of neglect and deferred maintenance, it is vital that a sustainable use for these structures be identified. The option that first presents itself is as a seasonal residence, for which the tenant house has been used more or less continuously since at least the early twentieth century. The site could also be used as an auxiliary educational venue, to augment the activities of the visitor center, replace those conducted at the nature center, or to act as an interpretational and processing center for the restored orchard. The possibilities are manifold, but of course would be contingent upon applicable codes, state park procedures, and cost of development versus income generated.

Reduce or relocated impact of state park development, particularly underused paving areas.

It is perhaps an unavoidable fact that state park development treads heavily on the historic landscape. While many of these built elements cannot be removed, their impact can be mitigated through selective

reduction. This mostly applies to parking accommodations, which far outweigh the needs and uses of the site, even during peak periods. Further, these vast paved areas are generally poorly maintained, and detract from the aesthetic appeal of an otherwise neat and attractive park. The Bathing Pavilion, while generally an area of intense activity, was assigned parking facilities that grossly overcompensate for its actual use. While the auxiliary parking lot—which provides access to picnic facilities and a comfort station—is well used, the primary parking lot is never filled by more than a fraction of its available space. If this lot were reduced by fifty percent or more, the environmental and visual impact on the entire landscape would be reduced, and ample parking would still be available. Similarly, the asphalt parking lot at the southern end of the historic site greatly disrupts the historic approach to the mansion. Once the Lower Culvert Replacement and Pedestrian Access Project is completed, ample visitor parking will be available in the vicinity of Tin Top, and this paved lot will become superfluous to the site's use. At this point, it could be restored to follow the path of the original drive, which represents a vital component of the designed landscape.

Implement screen plantings around non-contributing areas.

Like the recommendation treatment above, the negative impact of certain non-contributing buildings and areas of the site can be mitigated with appropriate vegetative screening. This is especially true around the maintenance garage and vicinity. This complex not only detracts from the historic character of the original site, but also is an unsightly welcome to park visitors.

Develop interactive visitor experience for historic landscape.

To augment the expanded interpretation of Hyde Hall, a self-guided landscape tour could be developed, navigating the path from the original entry point (Tin Top), along the carriage drive, and ending at the mansion site. Such an experience would integrate the disparate elements of the Hyde Hall landscape, as well as portray how it has developed over time. Additionally, it could be developed as a walking or biking trail, thus providing the dual amenities of physical recreation and historical tourism.

Assess and document the total ecological systems present in the Hyde Hall landscape.

Regarding natural systems, this report dealt mainly with Hyde Hall's vegetation and its impact on the land. There is, of course, an equally large component of bird, insect, and animal life present active in the park. Unfortunately, the scope of this report did not allow for a systematic inventory, nor an assessment of the impacts, of park wildlife. Not only could such documentation provide a unique perspective on the development and activity of the landscape as a whole, but it could also serve as a tool for park interpretation and visitor interest.

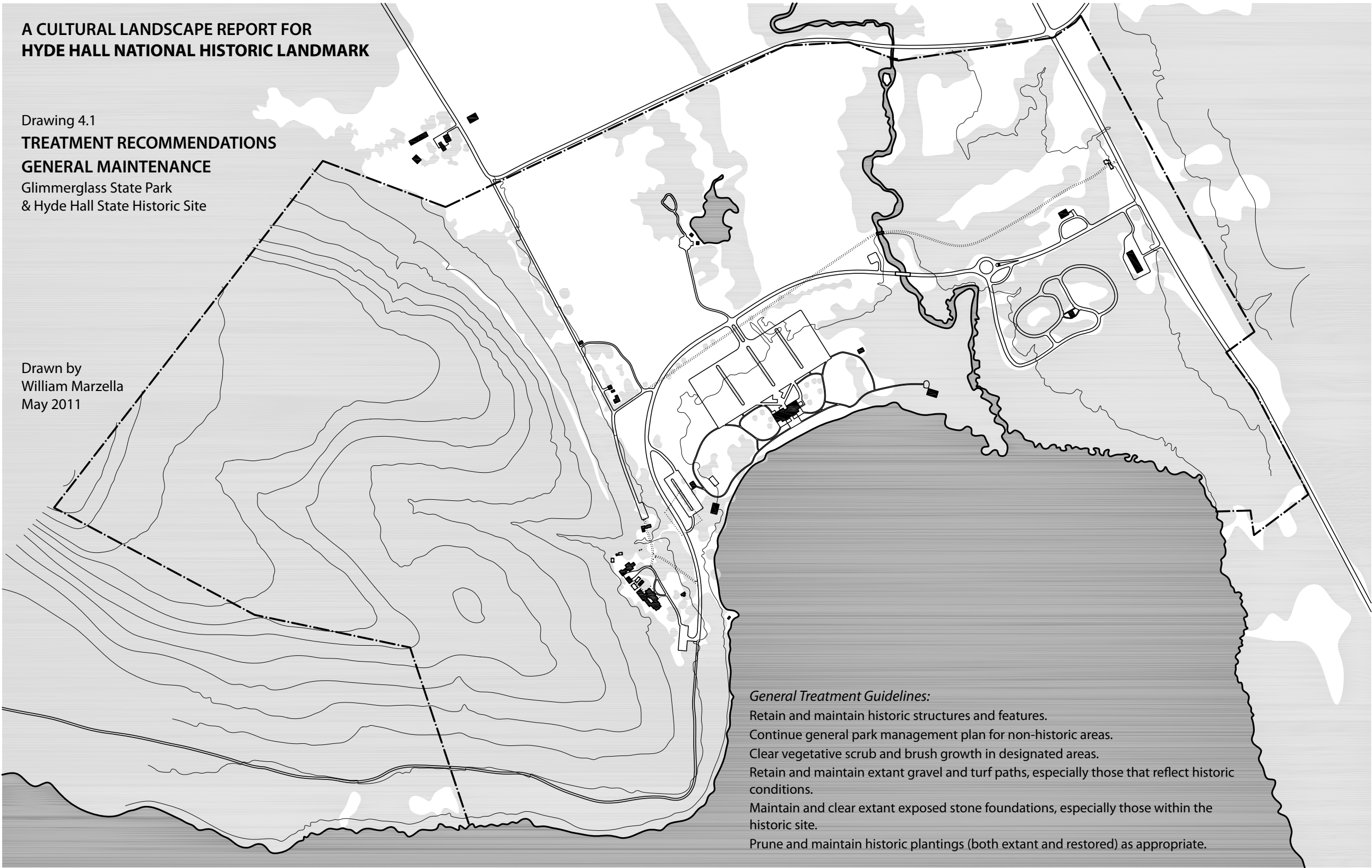
ANNOTATED DRAWINGS

The following drawings graphically apply individual treatment recommendations to their appropriate sites on the landscape. For each phase of treatment, a drawing has been created for both the general park site and state historic site, the latter being the area with the greatest concentration of recommendations. Certain recommendations are of a general nature and cannot be pinpointed to a specific area of the landscape; these have been listed under "General Treatment Guidelines."

**A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK**

Drawing 4.1
TREATMENT RECOMMENDATIONS
GENERAL MAINTENANCE
Glimmerglass State Park
& Hyde Hall State Historic Site

Drawn by
William Marzella
May 2011



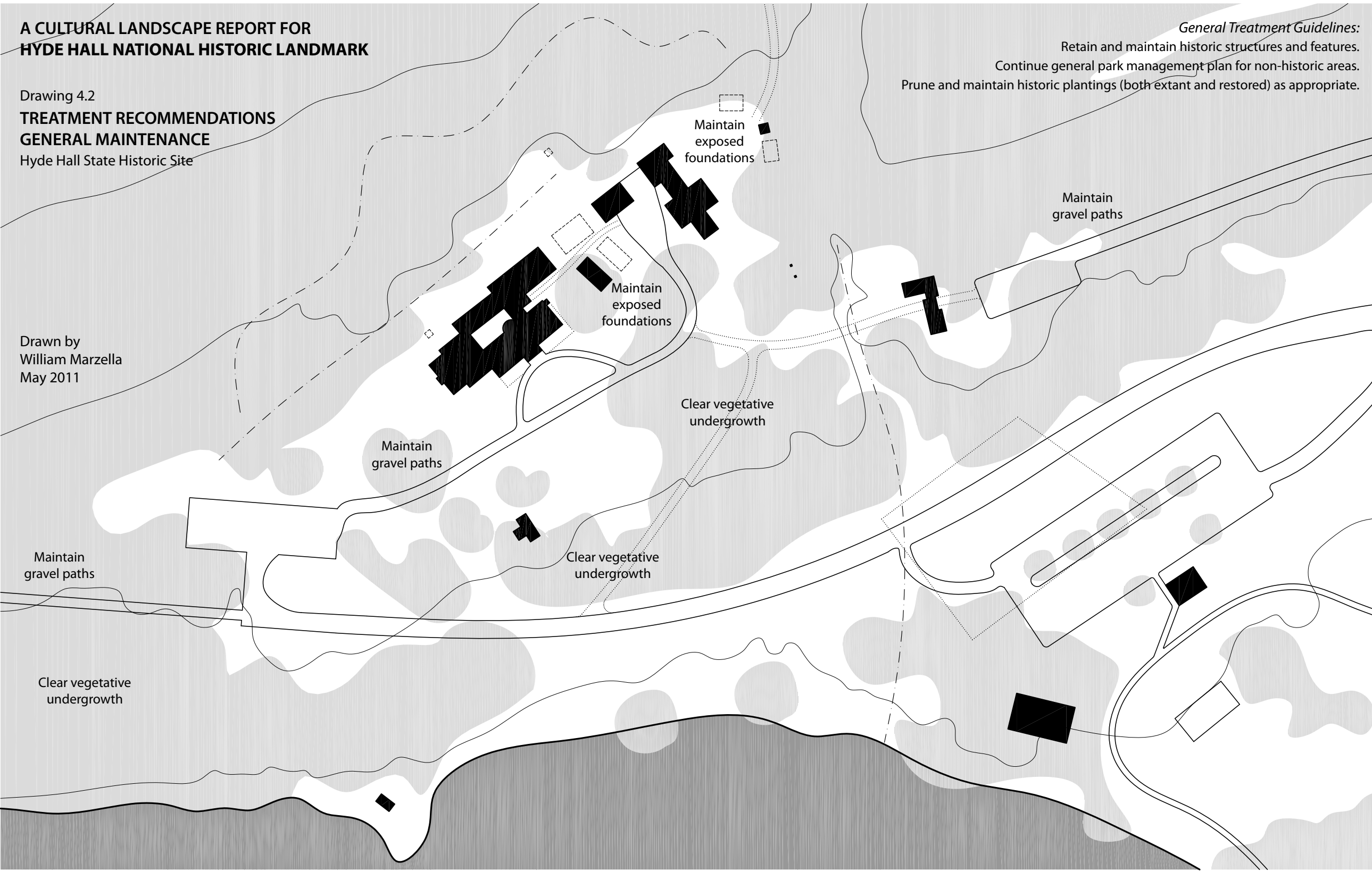
General Treatment Guidelines:
Retain and maintain historic structures and features.
Continue general park management plan for non-historic areas.
Clear vegetative scrub and brush growth in designated areas.
Retain and maintain extant gravel and turf paths, especially those that reflect historic conditions.
Maintain and clear extant exposed stone foundations, especially those within the historic site.
Prune and maintain historic plantings (both extant and restored) as appropriate.

**A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK**

Drawing 4.2
**TREATMENT RECOMMENDATIONS
GENERAL MAINTENANCE**
Hyde Hall State Historic Site

Drawn by
William Marzella
May 2011

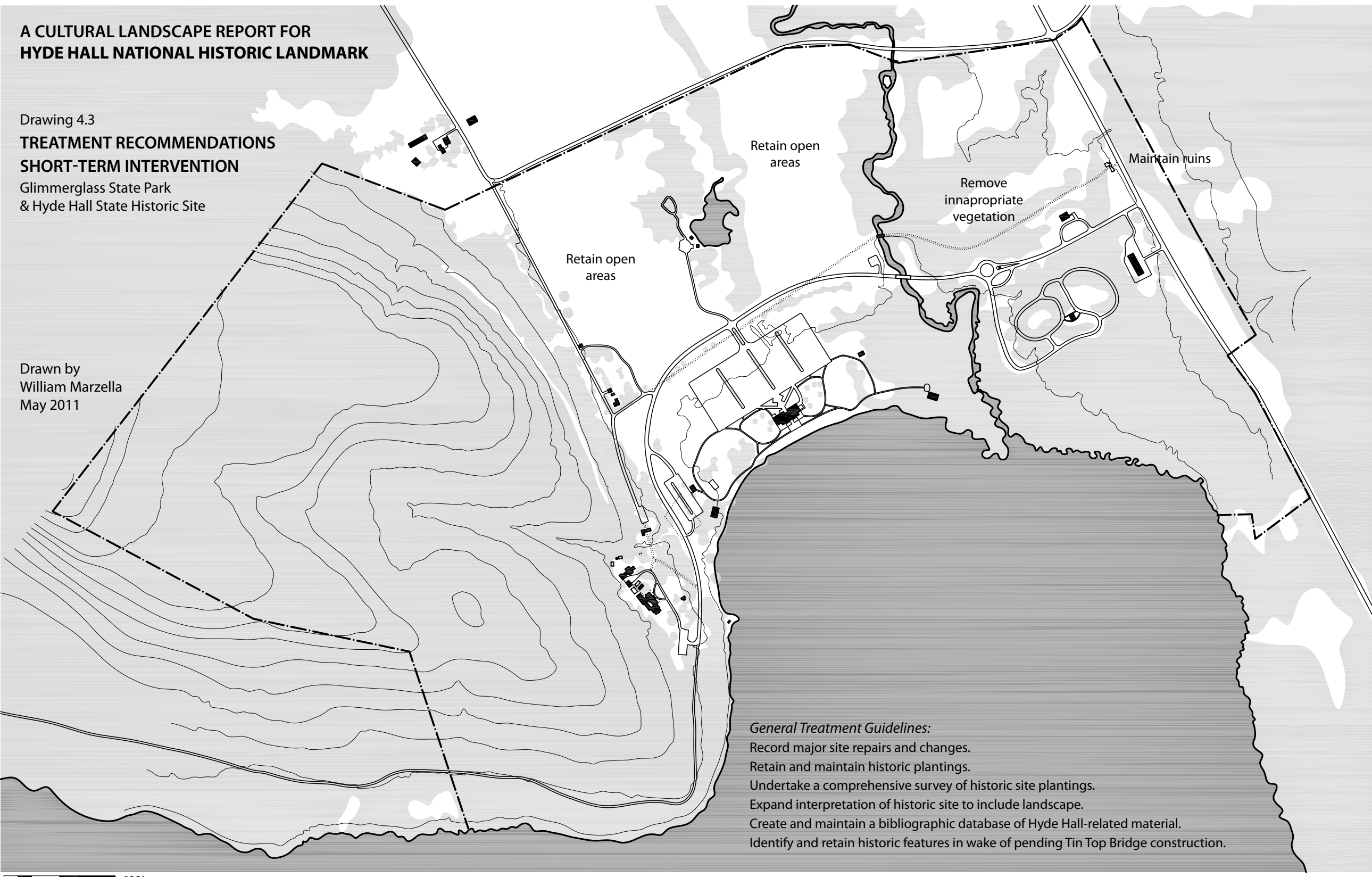
General Treatment Guidelines:
Retain and maintain historic structures and features.
Continue general park management plan for non-historic areas.
Prune and maintain historic plantings (both extant and restored) as appropriate.



**A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK**

Drawing 4.3
TREATMENT RECOMMENDATIONS
SHORT-TERM INTERVENTION
Glimmerglass State Park
& Hyde Hall State Historic Site

Drawn by
William Marzella
May 2011



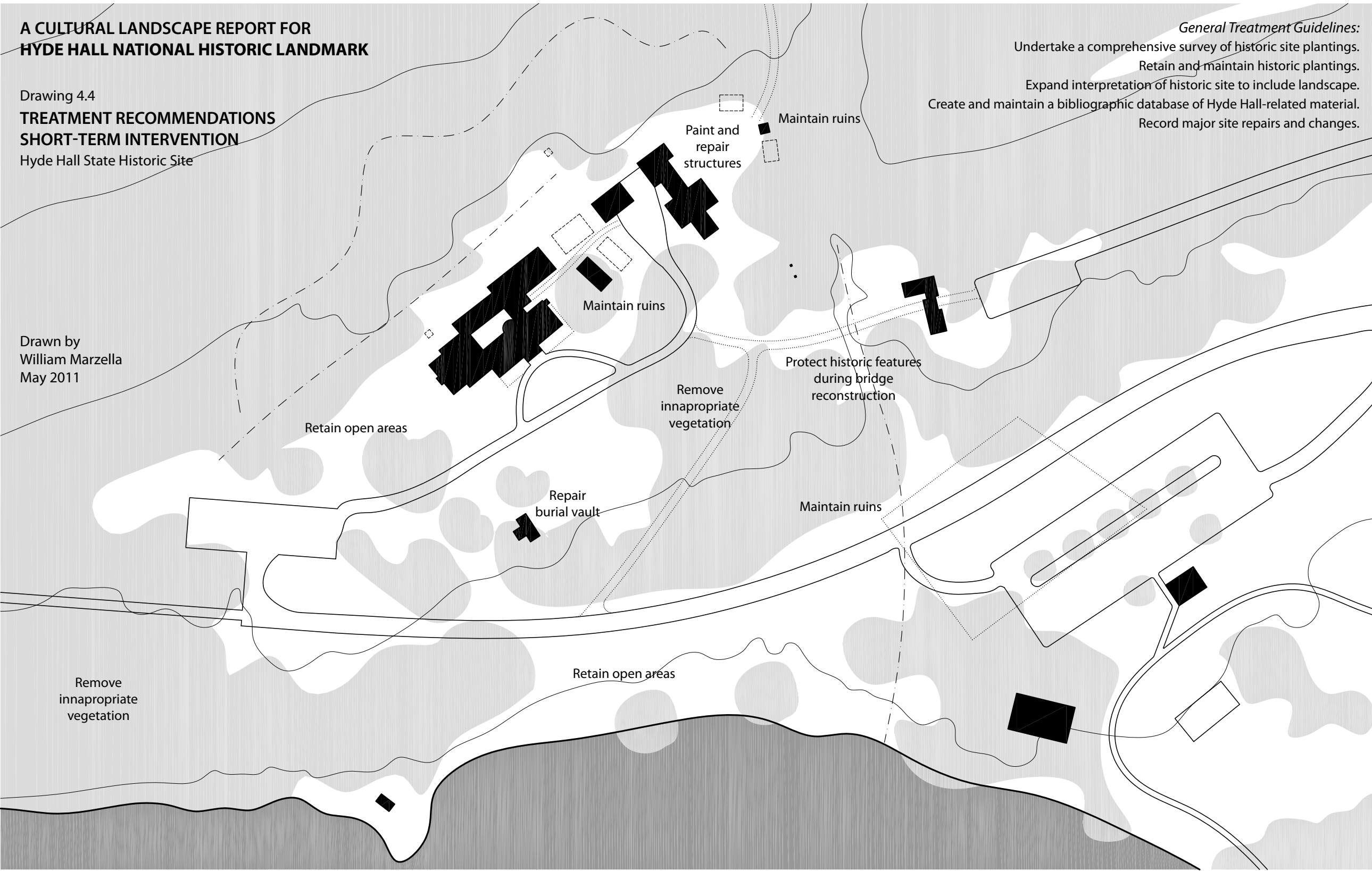
General Treatment Guidelines:
Record major site repairs and changes.
Retain and maintain historic plantings.
Undertake a comprehensive survey of historic site plantings.
Expand interpretation of historic site to include landscape.
Create and maintain a bibliographic database of Hyde Hall-related material.
Identify and retain historic features in wake of pending Tin Top Bridge construction.

**A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK**

Drawing 4.4
**TREATMENT RECOMMENDATIONS
SHORT-TERM INTERVENTION**
Hyde Hall State Historic Site

Drawn by
William Marzella
May 2011

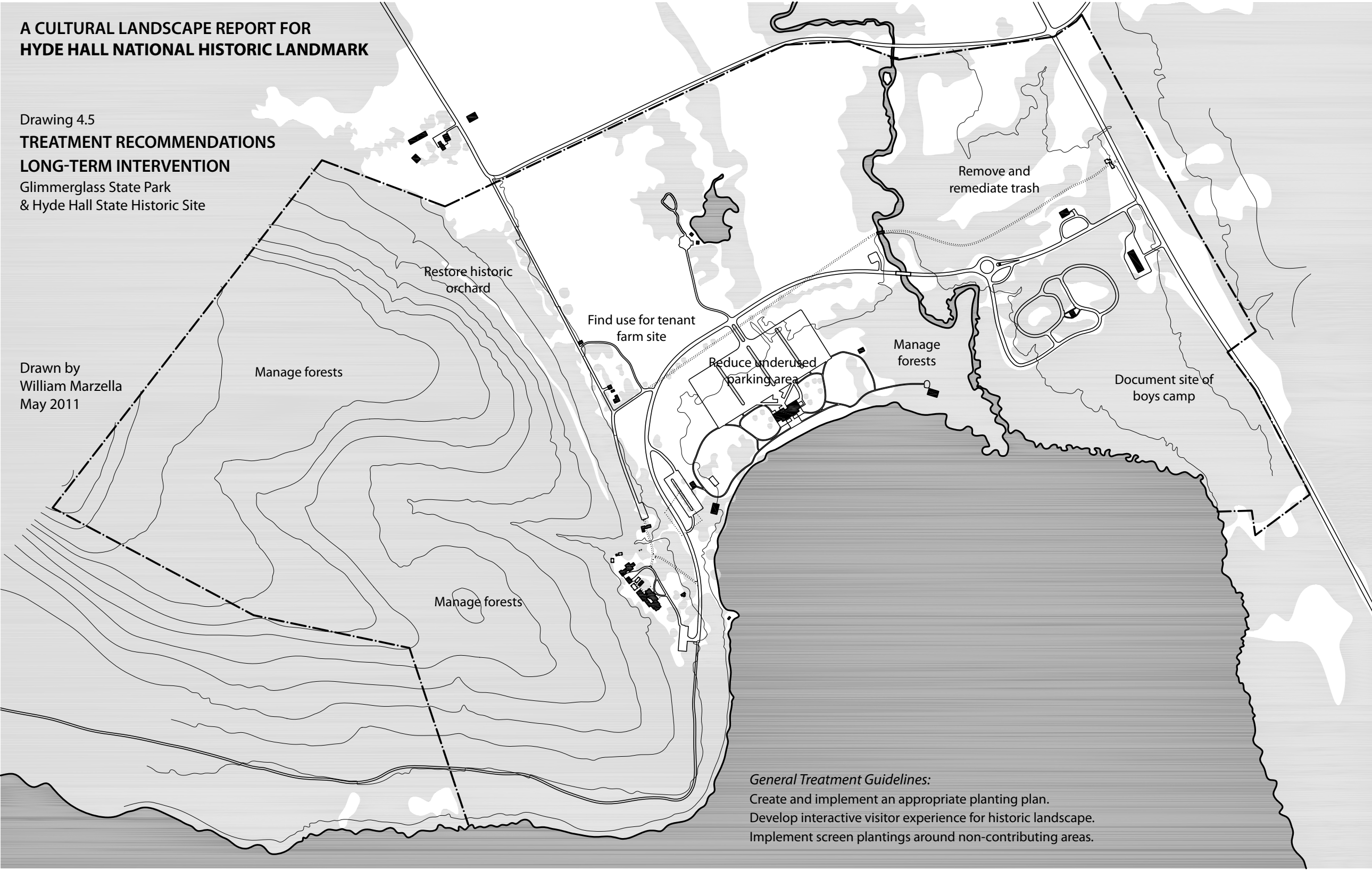
General Treatment Guidelines:
Undertake a comprehensive survey of historic site plantings.
Retain and maintain historic plantings.
Expand interpretation of historic site to include landscape.
Create and maintain a bibliographic database of Hyde Hall-related material.
Record major site repairs and changes.



**A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK**

Drawing 4.5
TREATMENT RECOMMENDATIONS
LONG-TERM INTERVENTION
Glimmerglass State Park
& Hyde Hall State Historic Site

Drawn by
William Marzella
May 2011



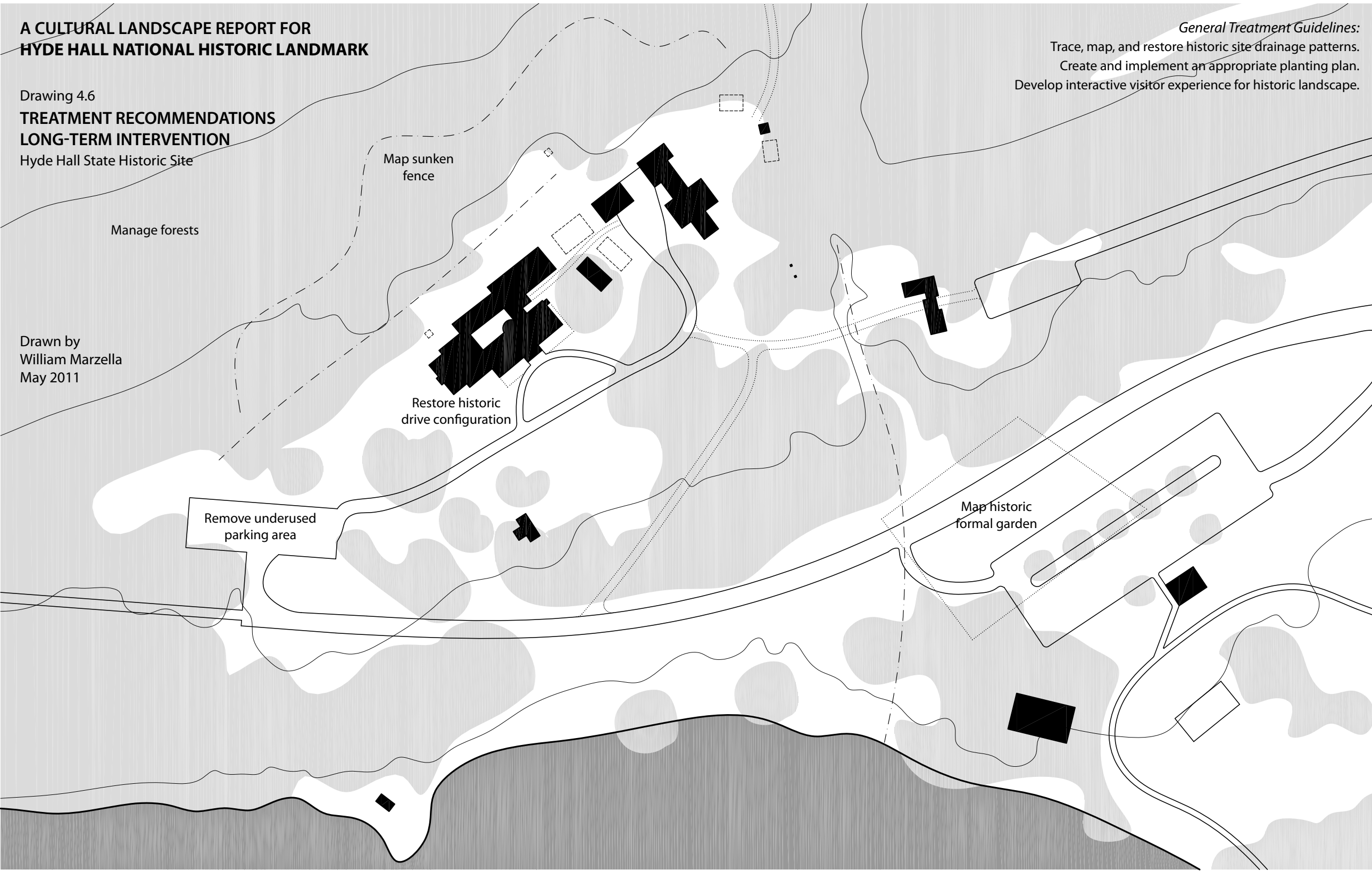
General Treatment Guidelines:
Create and implement an appropriate planting plan.
Develop interactive visitor experience for historic landscape.
Implement screen plantings around non-contributing areas.

**A CULTURAL LANDSCAPE REPORT FOR
HYDE HALL NATIONAL HISTORIC LANDMARK**

Drawing 4.6
**TREATMENT RECOMMENDATIONS
LONG-TERM INTERVENTION**
Hyde Hall State Historic Site

Drawn by
William Marzella
May 2011

General Treatment Guidelines:
Trace, map, and restore historic site drainage patterns.
Create and implement an appropriate planting plan.
Develop interactive visitor experience for historic landscape.



Chapter 5 **CONCLUSION**

The...landscape has developed and exists today as a living thing, with a life force propelling it forward through time...It is...this sense of change and forward motion recorded on the landscape as a collection of layers and imprints that...can communicate so forcefully to the visitor today.¹

This cultural landscape report represents the opportunity to recapture the myriad stories told by the Hyde Hall landscape: stories of five generations of a family's life there, of its pioneering landscape design, of the tenant farming practices that helped to shape a region, and of a relentless preservation campaign. These histories cannot be contained within a few isolated structures; they are writ upon the land, and it is the duty of the stewards of Hyde Hall to resurrect, preserve, and interpret these chapters in the site's history.

Of course, this report is merely small step in the achievement of that goal. It will take many years of concerted efforts to trace, restore, and embellish the connective tissue of the landscape's surviving features. It is the undoubted significance of the Hyde Hall landscape—and the history of the family bound up with it—that makes the endeavor worthwhile. As the mansion and its accessory buildings approach nearly half a century of restoration work, a new era of preservation and understanding is unfolding, one that will reunite these buildings with their forgotten landscape, and provide them with an historic and aesthetic context worthy of their status.

While Hyde Hall maintains the traces of a picturesque estate, it must be remembered that the property now must function as a public park. Indeed, were it not for this fact, the contiguous landscape would never have survived to the present. Preservation actions must complement public uses, and vice versa. With the combined resources and continued cooperation of Hyde Hall, Inc., Glimmerglass State Park management, and the New York State Office of Parks, Recreation, and Historic Preservation, the Hyde Hall landscape will surely be reshaped into the idyll it once was.

1 Michael Van Valkenburgh Associates, Inc., Landscape Architects. This description was not written for the Hyde Hall landscape, but the sentiment remains the same.

BIBLIOGRAPHY

GENERAL HISTORIES AND HYDE HALL RESOURCES

- Aiken, John. *A Description of the Country Thirty to Forty Miles round Manchester* (facsimile). New York: Augustus M. Kelley, 1968.
- Architectural Assessment Report, Hyde Hall, Cooperstown, New York*. Syracuse: Crawford & Stearns, 2001.
- Bennett, Lola. "Hyde Hall Bridge, HAER No. NY-330." *Historic American Engineering Record Historical Report*, National Park Service, Department of the Interior, 2002.
- Birdsall, Ralph. *The Story of Cooperstown*. Cooperstown: The Arthur H. Christ Co., 1917.
- Bullock, Orin et. al. "A Report on the Research Findings on the Stone Building at Hyde Hall." *Condition Report*, Cooperstown Graduate Program, 1968.
- Bullock, Orin et. al. "Hyde Hall Outbuildings - Investigation of Cart Hovel." *Condition Report*, Cooperstown Graduate Program, 1968.
- Clements, Joyce M. and John P. Pretola. *Final Report: FHA Archaeological Mitigation, Report Drainage Repair/Upgrade*. Providence: Gray & Pape, Inc., 2010.
- Cooper, James Fenimore. *Legends and Traditions of a Northern Country*. Cooperstown: The Freeman's Journal Company, 1936.
- Crippen, John R. "An Englishmen in New York: The Business and Private Life of George Clarke, 1789-1835." *Master's Thesis*, SUNY Oneonta, 1998.
- Cunningham, Steven. "The Lodge." *Hyde Bay Camp for Boys*. <http://hydebay.net/index.html>.
- Dolan, Susan A. *Fruitful Legacy*. Washington: National Park Service, Department of the Interior, 2009.
- Feister, Lois M. *Archeology at Hyde Hall State Historic Site, Town of Springfield, Otsego County, New York*. Peebles Island: NYS-OPRHP, Bureau of Historic Sites, 2000.
- Fox, Edith. *Land Speculation in the Mohawk Country*. Ithaca: Cornell University Press, 1949.
- George Hyde Clarke Family Papers, Department of Manuscripts and University Archives, Olin Library, Cornell University, Ithaca, NY.
- Gray, Kate M. *The History of Springfield*. Cooperstown: The Freeman's Journal Company, 1935.
- Great Georgian Houses of America*. Architects' Emergency Committee. New York: Kalkhoff Press, Inc., 1933.
- Hyde Hall: A Restoration Feasibility Study and Master Plan*. Ed. Mendel Mesick Cohen Waite Hall Architects. Albany, 1986.
- Jones, Louis C. *Cooperstown*. Cooperstown: Otsego County Historical Society, 1949.
- Kearns, William A. *A Guide to Additional Papers Relating to the Swanswick and Hyde Estates, Jamaica, in the George Hyde Clarke Family Papers*. Ithaca: Cornell University Libraries, 1991.

Kennedy, Roger G. *Architecture, Men, Women, and Money in America*. New York: Random House, 1985.

Kent, Douglas R. "Hyde Hall, Otsego County, New York." *Antiques* (August 1967).

Konrad, Kimberly and Stephanie Reinart. *Hyde Hall: An Historic Structure Report*. Cooperstown: Prepared for Friends of Hyde Hall, 1993.

Leighton, Ann. *American Gardens in the Eighteenth Century*. Boston: Houghton Mifflin Company, 1976.

Leighton, Ann. *American Gardens of the Nineteenth Century*. Amherst: University of Massachusetts Press, 1987.

Livermore, Reverend S.T. *A Condensed History of Cooperstown*. Albany: J. Munsell, 1862.

Loudon, John Claudius. *Encyclopedia of Gardening*. London: Longman et al., 1824.

Loudon, John Claudius. *On Country Residences, Volumes I and II*. London: C. Whittingham, 1806.

Maccubbin, Robert P. and Peter Martin, ed. *British and American Gardens in the Eighteenth Century*. Williamsburg: The Colonial Williamsburg Foundation, 1984.

Middleton, Thomas. *The History of Hyde and Its Neighborhood*. Hyde: The Higham Press, 1932.

Murray, Charles. *Murray's Travels in North America, During the Years 1834, 1835, & 1836, Volume II*. London: R. Bentley, 1839.

Nutting, Wallace. *New York Beautiful*. Garden City: Old America Corporation, 1927.

O'Callaghan, E.B. *Voyage of George Clarke, Esquire, To America*. Albany: J. Munsell, 1867.

Pitts, Carolyn. "Hyde Hall." National Register of Historic Places Inventory—Nomination Form, National Park Service, Department of the Interior, Washington, 1985.

Plaw, John. *Ferme Ornée*. London: J. Taylor, 1823.

Power, Tyrone. *Impressions of American During the Years 1833, 1834, and 1835, Volume I*. London: Richard Bentley, 1836.

Pückler-Muskau, Hermann von. *A Regency Visitor*. Edited by E.M. Butler. New York, E.P. Dutton & Co., Inc., 1958.

Roets, Michael G. *Phase I Archaeological Reconnaissance Survey: Lower Culvert Replacement and Pedestrian Access Project*. Peebles Island: NYS-OPRHP, Bureau of Historic Sites, 2008.

Root, Edward W. *Philip Hooker: A Contribution to the Study of Renaissance in America*. New York: Scribner, 1929.

Rudder, John B. "Interpreter's Manual for Hyde Hall." Master's Thesis, Cooperstown Graduate Program, SUNY Oneonta, 1999.

Rykel, Martin J. "Building Hyde Hall, 1817-1835." Master's Thesis, Cooperstown Graduate Program, SUNY Oneonta, 1996.

Stearns, Carl David. "The Adaptive Restoration of Hyde Hall." Master's Thesis, Cornell University, 1977.

Stevenson, Peter and Aileen Winkopp. "Report on Tin Top." Condition Report, Cooperstown Graduate Program, 1968.

Summer, Thomas. *Harvest of Dissent*. Chicago: University of Illinois Press, 2005.

- Taber, Rebecca L. "Letters of a Family: Clarke Family Relations, 1822-1889." Master's Thesis, SUNY Oneonta, 1997.
- Tatham, David. "Samuel F.B. Morse's Gallery of the Louvre: The Figures in the Foreground." *American Art Journal*, Vol. 13, No. 4 (Autumn, 1981).
- Taylor, Alan. *William Cooper's Town*. New York: Alfred A. Knopf, 1995.
- Tomlan, Mary Raddant et al., ed. *A Neat Plain Modern Stile: Philip Hooker and His Contemporaries*. Amherst: University of Massachusetts Press, 1993.
- Tomlan, Michael A. *Tinged with Gold*. Athens: The University of Georgia Press, 1992.
- Williamson, Tom. *Polite Landscapes*. Baltimore, The Johns Hopkins University Press, 1995.
- Wold, Barry L. *The George Hyde Clarke Family Papers: A Guide to the Collection at Cornell University*. Ithaca: Cornell University Libraries, 1977.

CULTURAL LANDSCAPE MANUALS AND REPORTS

- Birnbaum, Charles A. et al. *Cultural Landscape Report for Vanderbilt Mansion National Historic Site, Volume I*. Boston: National Park Service, Department of the Interior, 1992.
- Crosbie, Allison A. and Andrew S. Lee. *Cultural Landscape Report for The United States Armory at Harpers Ferry and Potomac Riverfront*. Boston: Olmsted Center for Landscape Preservation, National Park Service, 2009.
- Keller, J. Timothy and Genevieve P. Keller. *National Register Bulletin #18: How to Evaluate and Nominate Designed Historic Landscapes*. Washington: National Park Service, Department of the Interior.
- McClelland, Lina Flint et al. *National Register Bulletin #30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*. Washington: National Park Service, Department of the Interior, 1999.
- National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Washington: National Park Service, Department of the Interior, 1997.
- Nowack, Lisa. *Cultural Landscape Report for Eleanor Roosevelt National Historic Site, Volume I*. Boston: Olmsted Center for Landscape Preservation, National Park Service, 2005.
- NPS-28: Cultural Resource Management Guideline*. Washington: National Park Service, Department of the Interior, 1998.
- O'Donnell, Eleanor. *National Register Bulletin #39: Researching a Historic Property*. Washington: National Park Service, Department of the Interior, 1998.
- Page, Robert R. *Cultural Landscapes Inventory: Professional Procedures Guide*. Washington: National Park Service, Department of the Interior, 2009.

Parker, Patricia L. and Thomas F. King. *National Register Bulletin #38: Guidelines for Evaluating and Documenting Traditional Cultural Properties*. Washington: National Park Service, Department of the Interior, 1998.

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Washington: National Park Service, Department of the Interior, 1995.

MAPS AND ATLASES

Barthel, Otto. *New Century Atlas of Otsego County, New York*. Philadelphia: Century Map Co., 1903.

Beers, F. W. *Atlas of Otsego County, New York*. New York, F.W. Beers et al., 1868.

Burr, David H. *Atlas, State of New York*. New York: D. H. Burr, 1829.

APPENDIX A Plants Purchased by George Clarke, 1820-1833

The following is a list of plants, bulbs, and seeds purchased by George Clarke between 1820 and 1833, ostensibly for planting on the Hyde Hall estate:¹

Receipt of February 20, 1820

1. Blood beet
2. Red beet
3. Orange carrot
4. Blood red carrot
5. White onion
6. Yellow onion
7. Cucumber
8. Sweet marjoram
9. White turnip
10. Thyme
11. Radish
12. Mustard
13. Peppergrass
14. Large head lettuce
15. Endive
16. Pri (pie?) plant
17. Summer savory
18. Cauliflower
19. Broccoli
20. Red cabbage
21. Hyssop
22. Marigold
23. Lavender
24. Saffron
25. Love apple (tomato)

Receipt of January 26, 1821

1. 12 English peach trees

Receipt of April 9, 1821

1. 8 Pear trees, of various types
2. 12 Plum trees, "..."
3. 5 Cherry trees, "..."

Receipt of February 14, 1824

1. Caram (caraway?)
2. Early peas

Receipt of March 5, 1824

1. Sugar loaf cabbage
2. Drumhead (?) cabbage
3. Green Savoy cabbage
4. Red Savoy cabbage
5. Red onion
6. Palm (?) and radish
7. Early turnip
8. White turnip radish
9. Early peas (pease?)
10. ?
11. ?
12. Radish
13. Onion
14. Blood beet

¹ Compiled by Mitchell Owens, with additions by the author. All receipts may be found in the George Hyde Clarke Family Papers, Department of Manuscripts and University Archives, Olin Library, Cornell University, Ithaca, NY.

Receipt of January 28, 1825

1. Cayenne pepper
2. Pric (?) cucumber
3. Yellow turnip
4. Roundflat (?) turnip
5. Short top radish
6. White turnip radish
7. Turnip beet
8. White endive

Receipt of November 26, 1825

1. 20 Apple trees
2. 6 Plum trees
3. 15 Pear trees

Receipt of February 3, 1827

1. Early Mazagan bean
2. Broad Windsor bean
3. Long pod bean
4. Early yellow cranberry bean
5. Early yellow six weeks bean
6. Blood turnip beet
7. Blood beet
8. White solid celery
9. Red solid celery
10. Early carrot
11. Orange carrot
12. Green curled endive
13. Batavian endive
14. Madeira lettuce
15. Ice lettuce
16. Scotch Kale
17. Early Salisbury Cabbage
18. Early York Cabbage

19. Late imperial cabbage
20. Late drumhead cabbage
21. Red cabbage
22. Early cauliflower
23. Late cauliflower
24. Curled cress
25. Mustard
26. Gherkin cucumber
27. Scotch leek
28. Eggplant
29. Nasturtium
30. White Onion
31. Madeira Onion
32. Parsnip
33. Early Washington peas
34. Eastern shore (?) peas
35. Blue Prussian peas
36. Knight's tale honey peas
37. Vegetable oyster
38. Skinch (?)
39. Round spinach
40. Prickly spinach
41. Early Dutch turnip
42. Early Stone turnip
43. Patience Bock (?)
44. Radish
45. Marigold
46. Marjoram
47. Summer Savory
48. Savoy Cabbage
49. Jerusalem Kale
50. White turnip

Receipt of April 14, 1828

1. 6 English Walnuts
2. 6 Illinois Nuts
3. 6 English Skin Filberts
4. 6 Spanish Chestnuts
5. 6 Black English Mulberries (large)
6. 4 Mountain Ash (very large)
7. 6 English Laurel
8. 4 Portugal Laurel
9. 12 Gooseberries
10. 4 Evergreen Oaks

Receipt of April 30, 1830

1. Kale
2. Early York cabbage
3. Drumhead cabbage
4. Large Scotch cabbage
5. Cope Savoy (?)
6. Early Horn carrot
7. Long orange carrot
8. Blood red carrot
9. Stringham (?)
10. Cress
11. Mustard

12. Early frame cucumber
13. Long prickly cucumber
14. Short prickly cucumber
15. Long green turkey (?)
16. Citron melon
17. Nutmeg
18. Large cantaloupe
19. Pomegranate
20. Carolina watermelon
21. Apple (?) seeded watermelon
22. Celeriac or turnip root

Receipt of June 11, 1830

1. 4 type of tulips
2. 2 types of hyacinth
3. Mariage de ma fille (type of tulip?)
4. ?

Receipt of February 9, 1833¹

1. ?
2. ?

1 Duplicate copies dated February 18 and April 5.

APPENDIX B National Register and National Historic Landmark Nominations

The following documents are the nomination materials for Hyde Hall's listing in the National Register of Historic Places (1971) and its recognition as a National Historic Landmark (1986). Additionally, the nomination form for the Hyde Hall Covered Bridge (listed in 1998) is included. They are included here as supporting material for Chapter 4: Analysis & Evaluation.

Form 10-300
(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: New York	
COUNTY: Otsego	
FOR NPS USE ONLY	
ENTRY NUMBER FOR NPS USE ONLY	DATE
ENTRY NUMBER	DATE

1. NAME	
COMMON: Hyde Hall	OFFICE COPY
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: Glimmerglass State Park, east of County Route 31			
CITY OR TOWN: Town of Springfield			
STATE New York	CODE 36	COUNTY: Otsego	CODE 077

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work In progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <u>These uses currently under development.</u>

4. OWNER OF PROPERTY			
OWNER'S NAME: The People of the State of New York			
STREET AND NUMBER:			
CITY OR TOWN: Albany	STATE: New York	CODE 36	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Otsego County Courthouse			
STREET AND NUMBER:			
CITY OR TOWN: Cooperstown	STATE: New York	CODE 36	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Historic American Buildings Survey			
DATE OF SURVEY: 1938			
DEPOSITORY FOR SURVEY RECORDS: Library of Congress			
STREET AND NUMBER:			
CITY OR TOWN: Washington, D. C.	STATE: D. C.	CODE 011	
Rep. Hamilton Fish			

SEE INSTRUCTIONS

STATE: New York

COUNTY: Otsego

FOR NPS USE ONLY

ENTRY NUMBER

DATE

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<input type="checkbox"/> Altered <input checked="" type="checkbox"/> Unaltered <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
<p>Number of stories: Family and kitchen wings of two stories. The formal east wing is one great story with a raised attic pavilion.</p> <p>Number of bays: The east wing has five bays; each one is 19 feet 7 inches wide. The other wings are irregularly divided.</p> <p>Layout: Three great blocks with connecting links and corridors (overall extent 199 feet x 99 feet), which enclose a central court measuring 51 feet by 23 feet.</p> <p>Wall construction: Stone foundations. South wing, stone walls with limestone ashlar facing. East wing, brick and ashlar. Kitchen wing, stone and brick, once stuccoed.</p> <p>Structural system: Load bearing masonry walls and partitions.</p> <p>Roof, cornice: Major roofs are hipped. Pedimented attic pavilion with hipped semicircular bay into the court. East wing has stone cornice with cut stone gutters.</p> <p>Porches, dormers, chimneys: On East front, a tetrastyle Doric portico, finely tooled limestone columns, coffered soffit. Early cast iron columns c.1830 on south piazza. Eleven chimneys.</p> <p>Important interior features: Two great rooms 36' x 24' x 17-1/2', with magnificent coved ceilings. Circular great stairs of mahogany, two flights in external stair tower.</p> <p>Other notable features: Two libraries, mahogany cabinet cases containing many original volumes.</p> <p>Extensive service wing, two kitchens, two servants' halls and unusually designed stair of curly maple.</p> <p>Early central heating system c. 1833.</p> <p>Billiard room in the attic pavilion opening onto balcony of the portico.</p> <p>Most of the original documented furniture.</p>	

SEE INSTRUCTIONS

SEE INSTRUCTIONS

5. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian:	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) <u>1817-1835</u>			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<u>1817-1835</u>			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			
STATEMENT OF SIGNIFICANCE			
<p>Hyde Hall was the country seat of one of New York's great landowning families, the Hyde Clarkes, descended from Edward Hyde, the Governor of North Carolina, 1709-12, and from George Clarke, Lieutenant-Governor of the Province of New York, 1737-44.</p> <p>Designed by the owner, George Clarke (1768-1855), and by Philip Hooker, upstate New York's leading architect of the period, Hyde Hall was built between 1817 and 1835. It is the culminating architectural monument of New York's quasi-feudal system of landholding, and was one of the nation's greatest private architectural undertakings between 1800 and 1860.</p> <p>The building's scale, extent, and individual plan set it apart from any comparable house of the period. Distinguished by its courtyard plan, by the provision of a great neo-classic public or entertainment wing, and by its location on a picturesque site in an area of ideal scenic beauty, it is a most important example of romantic classical architecture.</p> <p>Until its acquisition by the State of New York, it had remained in the hands of the builder's family, with the result that it has survived virtually unchanged, with no structural alterations and a minimum of modernization.</p> <p>A mass of family papers document the period of the land grants in the early eighteenth century, and the building of the mansion in the early nineteenth century. Household accounts provide a detailed record of life at Hyde Hall between 1820 and 1835.</p> <p>The survival and availability of most of the original documented furnishings add much to the total value of Hyde Hall. East of the house is a notable grouping of stone and frame outbuildings.</p> <p>In its unchanged state, with its original fittings and its extensive documentation, Hyde Hall forms an invaluable social document of the era.</p>			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Root, Edward W., Philip Hooker, New York, 1929.
 Architects Emergency Committee, Great Georgian Houses of America,
 New York, 1933-37.
 Kent, Douglas R., "Hyde Hall, Otsego County, New York"
Antiques, August, 1967.
 Kent, Douglas R., "Hyde Hall, Otsego County, New York"
Antiques, August, 1967.
 Hamlin, Talbot, Greek Revival Architecture in America, New York, 1944.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE			LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
NW	42°	47'	44"	74°	52'	35"	
NE	42°	47'	44"	74°	52'	15"	
SE	42°	47'	33"	74°	52'	15"	
SW	42°	47'	33"	74°	52'	35"	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: about 15 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: <u>Douglas R. Kent, Vice-president and Treasurer</u>		DATE: <u>March 28, 1971</u>
ORGANIZATION: <u>The Friends of Hyde Hall, Inc.</u>		
STREET AND NUMBER: <u>32 Elbridge Street</u>		
CITY OR TOWN: <u>Jordon</u>	STATE: <u>New York</u>	CODE: <u>36</u>

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name

[Signature]

Title

Chairman, N.Y.S. Historic Trust

Date

11 VI 71

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

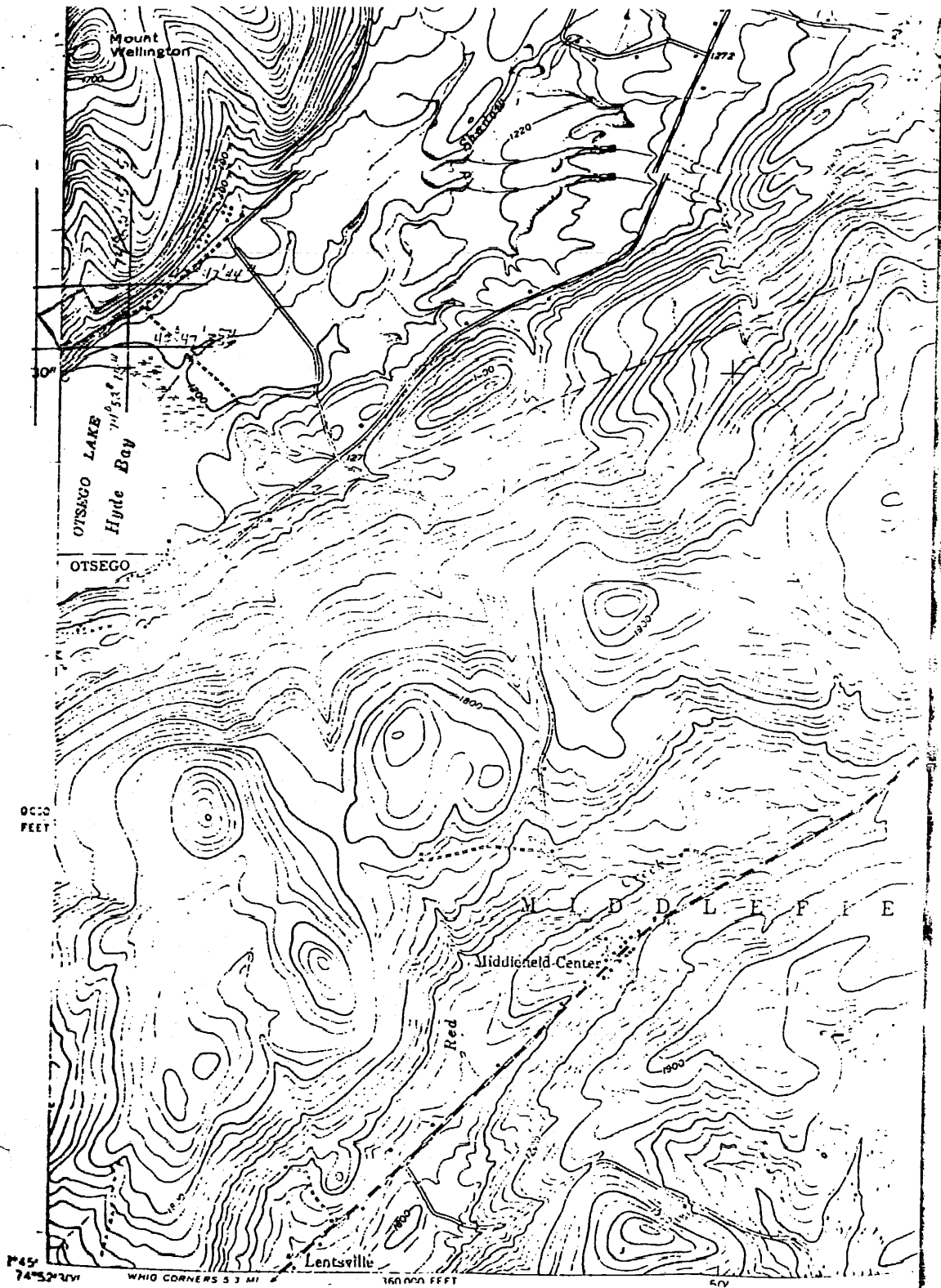
Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS



United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hyde Hall

and or common

2. Location

street & number Glimmerglass State Park not for publication

city, town Springfield vicinity of east of County Route 31

state New York code county code

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> other:

4. Owner of Property

name State of New York; State Parks and Recreation Department

street & number

city, town Albany vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. Otsego County Courthouse

street & number

city, town Cooperstown state New York

6. Representation in Existing Surveys

title Historic American Buildings Survey has this property been determined eligible? yes no

date 1958 federal state county local

depository for survey records Library of Congress

city, town Washington state DC

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Hyde Hall is one of the most thoroughly documented buildings in America. Family records reveal the history of its building. The architect's designs and detailed bills for materials ordered for the construction of this elegant country seat are extant. Roofing material was ordered from New York City and shipped, presumably via the Erie Canal to Fort Plain where it was then sent to the shore of Otsego Lake, where the house was built.

The impressive limestone mansion was built on a great terrace above the lake in three stages, the earliest about 1817. The inheritor of this land was George Hyde Clarke who commissioned the state's most distinguished architect, Phillip Hooker to design Hyde Hall named after the family seat at Hyde in Cheshire, England. Douglas Kent, Trustee of the Friends of Hyde Hall, has examined the Clarke family papers. He writes that Clarke bought the picturesque lake-shore site from William Gilchrist for \$6,600 in May 1817.

Building began almost at once. On July 30, John Woodhouse and Enoch Sill contracted to "erect, build and finish a Dwelling House according to a Plan or Diagram drawn by Mr. Hooker...." That original part of the house is represented by the existing south wing. This "cottage," as it was termed in an early reference, was to consist of a parlor and kitchen on the ground floor with three bedrooms overhead. The inner wall of the parlor was to have "a recess in the centre ... elevated two feet and deep enough so as to receive an urn stove." Stairs would rise in a hall in one corner, "the steps and risers...to be ash-Hand rail and Bannisters curled maple." A piazza was planned across the south front, its wooden Doric columns dashed with sand to imitate stone, and a smaller porch was to be partly enclosed by two wings projecting beyond the back of the house, which would contain a laundry and dairy rooms. The house was to be of stone faced with stucco, its lake-front corners finished with cut-stone quoins.

Detailed accounts show the building's progress from this rather unpretentious farmhouse to the formal mansion completed in 1834. The basic plan evolved during 1817. A bound volume of Hooker's drawing dated January 28, 1818, shows separate family, kitchen, and entertainment wings on three sides of an open court. These were joined by covered passages, but at ground level only. Servant's quarters were over the kitchen, family rooms over the south wing. The east wing "to be built at some future date" was to provide a billiard room and four bedchambers, presumably for guests, over the hall and the dining and drawing rooms.

Building proceeded rapidly. The south wing was largely finished by 1821. Stucco gave way to finely jointed ashlar, a warm gray-brown limestone from nearby quarries. Between 1818 and 1824 rooms and corridors were built across the back of the court, joining the family and kitchen wings. Domestic offices occupied the ground floor, bedrooms were above. At the same time the kitchen wing was redesigned and built on the present plan. The total length of the house would finally reach a hundred and ninety feet.¹

8. Significance

Period	National Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	<input checked="" type="checkbox"/> architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	___ humanitarian
<input checked="" type="checkbox"/> 1800-1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900-	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates 1817 **Builder/Architect** Phillip Hooker (1766-1836)

Statement of Significance (in one paragraph)

Hyde Hall is one of America's finest houses that combines the greatest architectural traditions of England and America and the solidity of a frontier dwelling with the grace and delicacy of high-style English country houses. It is also completely documented, contains a great deal of its original furnishings, and is one of the few surviving works of one of America's great 19th century architects, Phillip Hooker.

Hooker was responsible for many of the buildings in the developing parts of New York State -- both religious structures and large residences for wealthy merchants and landowners. Douglas Bucher, the authority on Phillip Hooker, details what is known about this important architect:

Hooker began his career in Albany, the rapidly growing capitol of a young, rich state. By 1830 virtually all of the important public buildings in the city were his. From the State Capitol and City Hall to the churches whose spires dominated the skyline, much of the architecture in early 19th century Albany was Mr. Hooker's creation.

Born in Rutland, Massachusetts, on October 28, 1766, Hooker moved to Albany with his parents in 1772. As a young man he and his brother John probably worked for their father, who was a carpenter and builder by trade. In 1797 the elder Hooker, his wife, and John moved to Utica, leaving Phillip, who by that time was married and well established, in Albany. Hooker and his father worked together over the years, and in 1803 they remodeled a house in Albany for the Secretary of State. The details of Hooker's education are unknown except for a statement he made in 1815 that he had had, "an experience of 25 years in building and a close application in the research of ancient and modern architecture."

Stylistically, Hooker owed much to the work of Charles Bulfinch of Boston and John McComb of New York City, and to the pattern books of Asher Benjamin, whom he may have known through a mutual acquaintance, Henry W. Snyder, an Albany engraver. Hooker's designs were also influenced by his own keen observations from traveling to New York City, New Jersey, and Massachusetts. He wrote that the proposed city jail (1810) in Albany would be modeled after the new jail recently constructed in New York City. His buildings are characterized by strong and repeated patterns in masonry, symmetrical planning, and bold, sculptural detailing in stone, wood, and plaster....

9. Major Bibliographical References

See Continuation Sheets

10. Geographical Data

Acreage of nominated property 218

Quadrangle name _____

Quadrangle scale _____

UTM References

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification: The boundary is that shown on the map entitled, "Hyde Hall State Historic Site @ Glimmerglass State Park, Cooperstown, N.Y.," dated 2/12/86 and drawn by Mark V. Weiss. A copy is contained in the files of the History Division, National Park Service. Boundary contains the manor house & associated outbuildings

List all states and counties for properties overlapping state or county boundaries and landscape.

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Carolyn Pitts, Historian

organization History Division, National Park Service date December 1985

street & number 1100 L St. N.W. telephone (202) 343-8172

city or town Washington state DC

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature _____

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Hyde Hall Item number 7 Page 2

Clark's income came from tenant farmer's rents and an interest in a nearby iron foundry. In 1824 he inherited English estates and a Jamaican plantation. With this fortune

It was now possible to get on with the east wing. Since bedrooms had been fitted out over the offices, those planned over the dining and drawing rooms could be dispensed with, and the wing given over entirely to rooms for formal entertaining. The great rooms took their present fine proportions, their deeply coved hanging ceilings rising to the stately height of seventeen and a half feet. The neoclassic facade, a distinct contrast to the rather unimaginative, many-windowed design of 1818, plainly reflects the new internal arrangements, and the portico, with its monumental treatment and coffered ceiling is particularly fine.

The house stands with one foot in the English Regency and the other in the American Greek revival. Clarke, with his close English ties, had much to do with the design, determining the layout around the open court, and it seems apparent that he turned to John Plaw's Rural Architecture (London, 1785, 1804) as a source for his plans. Many of the internal details as well as the Doric order of the portico are taken from Asher Benjamin's The American Builder's Companion (Boston, 3rd ed. 1816, 5th ed. 1826).

The furnishings, with the exception of some pieces by local craftsmen, were brought from Albany and New York, and the records provide a good deal of information about them and about their makers.²

The house was completed in 1834 and nothing more was done until some plasterwork was repaired in one wing (1893) by Stanford White. The house needs some restoration which is currently underway.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Hyde Hall

Item number

8

Page 2

A list of Hooker's well known projects includes the North Dutch Church in Albany (1797-98), the New York State Capitol (1804-09), which was demolished in 1883, Albany Academy (1815-17), Hyde Hall in Otsego County (1817-35), Albany City Hall (1829-31), which burned in 1880, and the Rutger B. Miller House in Utica (1830). The study of these structures illustrates Hooker's development as a designer and the transformation of his style from the delicate refinement of the Federal style to the bold detailing of the Greek Revival.³

Hooker left much interior detailing to the craftsmen he hired and also depended often on the advice and active participation of client owners such as George Clarke in the design of their own estates.

This seemingly isolated "great house" situated at the north end of Otsego Lake is one of the few surviving early manorial estates left in this country. The enormous acreage which made the Hall possible is intact with tenant farm houses, a gate house, and covered bridge. The Clarke family originally owned large tracts of land in the Mohawk Valley in the 18th century. The patriarch, George Clarke, was Lieutenant Governor of the colony of New York from 1737 to 1744. His great-grandson, George Hyde Clarke, who claimed the New York properties after the Revolution upon becoming a citizen, was the builder of Hyde Hall. In 1789, Clarke came from his Jamaica sugar cane plantation to inspect his New York holdings and in 1813 he married Anne Cary Cooper, the widowed sister-in-law of James Fennimore Cooper.

Hyde Hall is completely documented, even with the bills for furniture, upholstery and drapery, carpets, lamps, and chimney pieces. New York and Albany city directories indicate that a great deal of the elegant material was purchased and shipped from the best supply houses in those cities and monies paid are all recorded on surviving bills and invoices. For instance, a bill exists from Baldwin Gardner furnishing warehouse at 149 Broadway for a number of items including a rich gilt clock with music (\$240) and \$500 for a porcelain dining and desert service with rich bouquet and yellow border. Some pieces of the set are still there.

This kind of documentation is invaluable. It tells us about the time and fortunes of Clarke. When he ordered surrounds for the fireplace from Labagh in New York City we find the following notations:

Two pieces with three-quarter columns were ordered for the ground-floor bedrooms. These are of lightly veined, gray, almost slatelike marble, materials, and carting was \$769.62-1/2. Labagh sent one of his men to set the pieces. Charges for this man were \$11 for the journey, \$7 for keep in Albany, and \$54 for twenty-seven days labor.⁴

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Hyde Hall Item number 8 Page 3

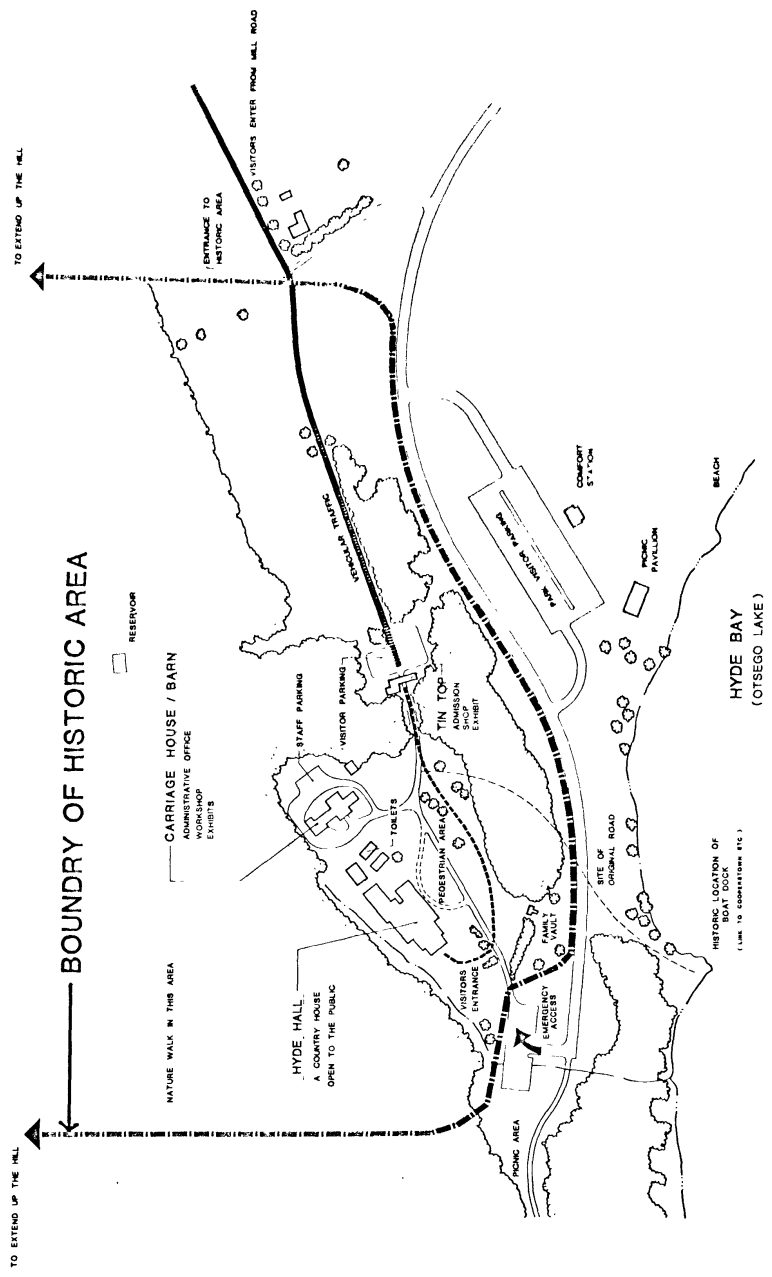
Hyde Hall was finished in 1834, underwent some repairs in the 1890s by Stanford White, and in 1916 Lawrence White drew up plans for a remodeling that was never completed. In 1963, New York State Department of Parks took over the 600-acre estate and created Glimmerglass State Park. In 1964 a group called The Friends of Hyde Hall, Inc., was formed to help in the restoration and preservation of the mansion as a house museum. Hopefully it will be seen soon again as a prime example of the best of our American Architectural heritage.

Footnotes

- ¹ Kent, Douglas R. "Hyde Hall, Otsego County, New York" Antiques. August 1967. pp. 187-188.
- ² Ibid., p. 188.
- ³ Bucher, Douglas. "Phillip Hooker," Preservation League of New York State, January 1984. p. 4.
- ⁴ Kent, op. cit., p. 191.

Bibliography

- Architects Emergency Committee. Great Georgian Houses of America, New York, 1933-1937.
- Bucher, Douglas G. "Phillip Hooker." Preservation League of New York State, January, 1984.
- Hamlin, Talbot, Greek Revival Architecture in America, Dover, New York, 1944.
- Kent, Douglas R. "Hyde Hall, Otsego County, New York." Antiques. August, 1967.
- Root, Edward W. Phillip Hooker. Charles Scribner's Sons. New York, 1929.
- Wilson, Edmund. Upstate. Farrar, Straus and Giroux, New York, 1971.



HYDE HALL - A MASTER PLAN

THE PROPOSED SITE USE



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Hyde Hall Covered Bridge

other names/site number _____

2. Locationstreet & number East Lake Road (Glimmerglass State Park) [N/A] not for publicationcity, town East Springfield [x] vicinitystate New York code NY county Otsego code 077 zip code 13333**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

[Signature]
Deputy Commissioner for Historic Preservation
Signature of certifying official

21 Sept '98
Date

State or Federal agency and bureau _____

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

N/A

Signature of commenting or other official _____

Date _____

N/A

State or federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:
[] entered in the National Register.

[] See continuation sheet.

[] determined eligible for the National Register. [] see continuation sheet.

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other, (explain:)

Signature of keeper _____

Date of Action _____

Hyde Hall Covered Bridge

East Springfield vicinity, Otsego Co. NY

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (check only one box)	Number of Resources within Property (do not include previously listed resources in the count)
<input type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____ sites
<input type="checkbox"/> public-Federal	<input checked="" type="checkbox"/> structure	_____ 1 structures
	<input type="checkbox"/> object	_____ objects
		_____ 1 Total
Name of related multiple property listings (enter "N/A" if property is not part of a multiple property listing)		Number of contributing resources previously listed in the National Register
N/A		N/A

6. Function or Use

Historic Function (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>TRANSPORTATION/road-related</u>	<u>TRANSPORTATION/pedestrian-related</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>NO STYLE</u>	foundation <u>CONCRETE</u>
_____	walls <u>WOOD</u>
_____	roof <u>WOOD SHINGLES</u>
_____	other _____

Narrative Description

(describe the historic and current condition of the property on one or more continuation sheets.)

OMB No. 1024-0018, NPS Form

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co. NY
East Springfield vic. Otsego Co. NY

Section number 7 Page 1

Description

The Hyde Hall Covered Bridge is a single-lane, timber framed, gable roofed structure located in the town of Springfield, Otsego County. The bridge was originally constructed to carry a private estate road across Shadow Brook, a small stream flowing into the adjacent north end of Otsego Lake. The covered bridge is part of Hyde Hall State Historic Site (National Register, 1971; National Historic Landmark, 1986), which in turn is located within Glimmerglass State Park. (The covered bridge was not specifically identified as a contributing feature of the currently listed property.) Sited with its portal ends oriented east and west, the covered bridge occupies a picturesque, wooded setting; the former road is now used exclusively as a footpath to approach Hyde Hall.

The Hyde Hall Covered Bridge is a single-span structure with the following general dimensions:

Overall length: 53' 7"
Overall width: 14' 9"
Deck width: 14' 3"
Portal height: 10' 7.5"

The superstructure of hewn and sawed timber rests on modern concrete abutments faced with mortared fieldstone. The bottom chord is continuous, each side constructed of paired hewn timbers. Vertical square timbers at each panel point are notched at their lower ends and secured between the beams of the lower chord. The top chord consists of separate, sawed beams notched into the vertical timbers and anchored with wood pins (trunnels). The diagonal braces and counters of each panel consist of single timbers notched at their point of intersection and anchored by threaded iron pins with nuts; they are also notched and pin-connected to the upper and lower chords. The web incorporates the patented Burr arch truss spanning six panels, with an additional sheltering panel added at each portal end. The paired Burr arches spring from the abutments, and are built in sections using mortise-and-tenon joinery. The exterior of the bridge is covered with narrow, horizontal weatherboard sheathing attached to vertical nailers spaced at regular intervals.

Overhead bracing consists of squared timbers with knee braces mortised and pinned to the vertical posts. Roof rafters extend beyond the top chord, and are secured to it by means of imposts attached to the plate. Roof boards extend the length of the bridge, serving as nail strips for the wood shingle roof. The floor beams span the two trusses, with the deck planks laid longitudinally. Horizontal plank sheathing to a height of three feet above the deck provided protection to the truss members from the hubs of passing vehicles.

In general, to be listed in the National Register, a covered wood truss bridge in New York should satisfy the following integrity considerations:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co. NY
East Springfield vic. Otsego Co. NY

Section number 7 Page 2

The truss design and the majority of structural components must remain substantially intact. Structural reinforcement that leaves the original truss intact will not automatically be considered as loss of integrity.

The truss structure should continue to be understandable as it functioned historically; it should be capable of functioning, but need not be in use as a vehicular bridge.

Alterations that have may have occurred over time as periodic maintenance (e.g., replacement of roof, deck or siding material) are considered routine, and do not negate the integrity of an otherwise eligible wood truss bridge.

At the time the Hyde Hall property was acquired by the State of New York in 1963, the nominated covered bridge was in poor repair, with holes in its roof and siding and loss of one-half the floor boards. An extensive program of restoration was carried out on the the Hyde Hall Covered Bridge beginning in 1967. The present abutments of poured concrete faced with fieldstone were installed at that time. Repair sections were spliced and bolted to the three vertical timber posts at the southeastern end of the web. The shingled roof, exterior weatherboard sheathing and floor planks were replaced with materials matched to those used on the original bridge. In all other respects, the structural system of New York's earliest extant covered wood bridge remains substantially intact.

Hyde Hall Covered Bridge

East Springfield vicinity, Otsego Co. NY

8. Statement of Significance

Applicable National Register Criteria

(Mark an "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property that embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in pre-history or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

TRANSPORTATION

ENGINEERING

Period of Significance

1825

Significant Dates

1825

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): Primary location of additional data:

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Building Survey #
- ☐ recorded by Historic American Engineering Record #
- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co NY
East Springfield vic. Otsego Co NY

Section number 8 Page 1

Statement of Significance

The Hyde Hall Covered Bridge is significant under Criteria A and C as a rare and substantially intact example of timber truss bridge design and construction in Otsego County. Built in 1825 as a component of the vast Clarke estate, the bridge incorporates the Burr arch truss design developed and patented by Theodore Burr in 1817. The bridge truss system remains intact to the period of significance, and is one of only three known extant examples of Burr arch truss bridges remaining in New York. The Hyde Hall Covered Bridge is located on its original site and is significant as the earliest extant covered timber bridge remaining in New York State.

The former estate on which the Hyde Hall Covered Bridge is located was a tract of 600 acres first acquired by Englishman George Clarke in 1738. Clarke served as colonial lieutenant-governor of New York colony from 1733-1744. Upon the death of his wife, Clarke returned to England. After the American Revolution, the estate was claimed by George Hyde Clarke, great-grandson of the former colonial official. Clarke became an American citizen, and elected to establish a manor home on the shore of Otsego Lake. Clarke commissioned noted Albany architect Philip Hooker to design his residence, which was built in stages between 1818 and 1833. Hyde Hall is considered among the most outstanding architectural landmarks of the Federal period. The estate remained in Clarke family ownership until 1940. The tract was acquired by the State of New York in 1963 for development of Glimmerglass State Park. Hyde Hall is a State Historic Site; listed in the National Register in 1972, the property was subsequently designated a National Historic Landmark in 1986.

The covered bridge located on the former Clarke estate is significant in the transportation history of the region. Erected in 1825 to carry the main estate road across Shadow Brook, the 53-foot span is significant as an original, extant example of numerous dependencies and outbuildings built to serve the needs of Hyde Hall during the formative period of the Clarke estate. (Among the extensive preserved written records of the Hyde Hall estate property are receipts and accounts from 1825 for lumber used to construct the bridge.) The bridge later became part of the Otsego Lake Turnpike, a toll road created by Clarke to shorten the travel distance between Cooperstown to the south and the Great Western Turnpike by means of a diagonal, three-mile route across his estate lands.

The Hyde Hall Covered Bridge derives additional significance as a notable example of vernacular engineering design and practice during the Federal period. The span incorporates a combination of the Burr segmental arch truss (patented 1817) with a system of vertical posts and intersecting diagonal timbers. This structure is the earliest known New York example of a timber Burr arch truss bridge; it is also significant as the earliest covered wood bridge remaining in New York State. Restored in 1967, the Hyde Hall Covered Bridge serves as a pedestrian crossing in Glimmerglass State

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co NY
East Springfield vic. Otsego Co NY

Section number 8 Page 2

Park, and conveys an important aspect of the Clarke estate as it existed during the period of significance.

Context for Evaluation:

Although hundreds of covered wood truss bridges were built throughout New York during the period of significance, only 24 examples remain. These bridges were identified by means of a systematic inventory conducted during 1996 by members of the New York State Covered Bridge Society. Documentation was collected for each bridge (including photographs, measurements and pertinent specific historical information); registration requirements and a statewide context for evaluation were also developed with assistance from staff of the New York State Historic Preservation Office (SHPO). Using these tools, the SHPO systematically evaluated each bridge against the National Register criteria, with the following results:

Of the 24 extant covered bridges inventoried, a total of 21 were found to possess integrity and meet the National Register criteria. Seven of these eligible structures are currently listed in the State and National Registers. The remaining 14 eligible covered bridges will be nominated to the registers.

Covered wood truss bridges of New York State are significant under Criteria A and C. Under Criterion A, these structures reflect the history and development of settlement patterns, communities and land-based transportation in New York. The history of covered timber bridge construction in New York State spans the period from the first decade of the nineteenth century to the eve of the First World War. (The earliest known extant covered bridge was built in 1825; the latest in 1912.) Under Criterion C, covered bridges are a distinctive property type reflecting vernacular engineering design and construction practice during the period of significance.

Throughout much of the nineteenth century, New York was predominantly rural; its settlement pattern generally consisted of widely separated communities whose economy was based upon subsistence agriculture and local water-powered industry. Few improved roads connected population centers. As the Empire State grew and its economy expanded, however, road and bridge improvements became essential for linking emerging centers of civic and market activity.

The earliest permanent bridges in New York were constructed using readily available local materials and skills. Because the cost of constructing bridges generally was the responsibility of local governments, they turned to readily available materials and skills for this purpose. The abundant timber and stone resources found throughout much of New York State made these materials the logical choice for bridge construction during the period of significance. Relative ease of construction was another factor that mitigated in favor of wooden bridge construction. The timber

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co NY
East Springfield vic. Otsego Co NY

Section number 8 Page 3

framing skills of local millwrights and joiners were readily adaptable to the construction of timber bridges.

The 21 covered wood bridges in New York that meet the National Register criteria exhibit the following range of truss forms:

Kingpost truss--1	Long truss--3
Queenpost truss--1	Town truss--10
Burr Arch truss--3	Howe truss--3

During the colonial period, the first timber bridges incorporated the kingpost or the queenpost truss configuration. These simple, open structures with plank decks were widely erected across small streams, though their use was limited to clear spans under fifty feet in length. Longer crossings were possible using multiple spans supported by mid-stream piers or timber cribbing. The open timber truss bridge remained an inexpensive and popular form for farm bridges and crossings on minor roads until the early twentieth century, when it was supplanted by the metal span. The open trusswork was sometimes sheathed with protective weatherboards to preserve the life of the truss. Because of its horizontal top chord, it was possible to cover a queenpost truss bridge with a protective roof. The Copeland Covered Bridge (1879), a farmer's bridge in rural Saratoga County, is an extant example of a covered queenpost truss bridge remaining in New York.

From the early decades of the nineteenth century, the cost of building and maintaining timber bridges generally fell upon local governments or state-chartered bridge or turnpike companies, which were established as for-profit ventures. It soon became evident that protecting the bridge's structural system from the elements would reduce the burden of maintenance and replacement costs. This protection was most readily achieved by covering the timber truss bridge with a roof and board sheathing to enclose the frame structure.

During the Federal period, inventor Theodore Burr designed a highly successful long-span bridge form that combined the structural advantages of a simple timber truss with a relieving arch. Burr patented his timber truss design in 1817. His first successful bridge was a four-span structure erected across the Hudson River at Waterford, New York in 1804. Built of hand-hewn pine structural members, the Waterford bridge was sheathed with pine plank siding and covered by a shingled roof. Burr's bridge stood for more than a century until it was destroyed by fire in 1909. The Burr arch truss is represented in New York by two extant historic covered bridges currently listed in the State and National Registers: Perrine's Bridge (1844), Ulster County and Salisbury Center Covered Bridge (1875), Herkimer County.

A successful truss design nearly contemporary with the Burr truss was the Town lattice truss, patented in 1820 by the versatile builder/architect Ithiel Town (1784-1844). Consisting of a horizontal top and bottom chord

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co NY
East Springfield vic. Otsego Co NY

Section number 8 Page 4

connected by a web of closely spaced, alternating diagonal timbers, the Town lattice truss included no vertical members; the required stiffness was achieved by connecting the intersecting diagonals with wood pins. Carried on piers placed at intervals, bridges incorporating the Town lattice truss could span considerable distances. Its inherent strength coupled with its ease of construction made the Town truss design a popular design for highway and early railroad bridges until the post-Civil war era. Listed in the registers in 1979, the covered bridges at Eagleville and Shushan, Washington County, are notable examples of the Town truss form.

During the 1830s, Colonel Stephen H. Long of the U.S. Army Corps of Topographical Engineers perfected a rigid timber truss form that incorporated panels consisting of intersecting diagonals and counters. Long's initial patented design of 1830 for an "assisted truss" included a redundant kingpost relieving truss above the center panel points (where the greatest flex would occur). With practical experience, Long refined his design to eliminate its "overbuilt" characteristics, receiving additional patents in 1836 and 1839. The Old Blenheim Bridge (1855), Schoharie County (National Historic Landmark, 1964; National Civil Engineering Landmark), is a notable example of the Long truss design.

The final major timber truss design to achieve widespread popularity during the late nineteenth century was first patented in 1840 by William Howe (1803-1852). The Howe truss consisted of horizontal timber top and bottom chords and diagonal wood compression members combined with vertical tension members made of wrought iron. The ends of the iron tension rods were threaded and secured to iron shoes at the panel points of the web. The inherent properties of wood and iron as construction materials were effectively used in Howe's truss; this hybrid truss became the most widely constructed, standard American timber bridge form of the nineteenth century. The Rexleigh (1874) and Buskirk (1850) Covered Bridges in Washington County and the Jay Covered Bridge (1857), Essex County, are Howe truss structures listed in the State and National Registers.

By the third quarter of the nineteenth century, the covered timber truss bridge was being supplanted by the manufactured metal truss bridge on the roads and rail lines of New York State. Stimulated by wartime growth and development, iron manufacturers turned to production of standardized metal bridge components in the post-Civil War era. The increased strength, ease of construction and reduced cost associated with metal bridges won favor among local governments and railroad companies; by the 1880s, the heyday of wooden bridge-building had passed. Although several examples of covered timber truss spans remain from the early twentieth century in rural areas of New York, the advantages of iron bridges were clearly understood and widely applied well before 1900.

The limited set of covered timber bridges that remain in the rural regions of New York State collectively represent a structure type once common but now increasingly rare. Moreover, the timber framing technology

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co NY
East Springfield vic. Otsego Co NY

Section number 8 Page 5

and craftsmanship employed in their construction has largely ceased to be practiced. Because of their increasing rarity and vulnerability, those examples of New York's covered wood bridges that remain substantially intact are eminently worthy of preservation.

OMB No. 1024-0018, NPS Form

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
CONTINUATION SHEET

Hyde Hall Covered Bridge
East Springfield vic. Otsego Co NY
East Springfield vic. Otsego Co NY

Section number 9 Page 1

Major Bibliographical References

Allen, Richard S. Covered Bridges of the Northeast. Brattleboro, 1959.

Condit, Carl W. American Building Art: The Nineteenth Century. New York, 1960.

Office of State History. "Hyde Hall: Report to the New York State Historic Trust." Unpublished report, 1968 (New York State Historic Preservation Office.)

Hyde Hall Covered Bridge

East Springfield vicinity, Otsego Co. NY

10. Geographical Data

Acreage of property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

East Springfield Quad.

1	1 8	5 1 1 1 3 7	4 7 3 7 3 1 2
	Zone	Easting	Northing
3			
	Zone	Easting	Northing

2 | | | | | | | | | |
Zone Easting Northing

4 | | | | | | | | | |
Zone Easting Northing

Verbal Boundary Description The nominated property includes the historic bridge and that portion of the parcel on which it stands as delineated on the enclosed tax map.

Boundary Justification The nomination boundary is delineated to encompass only the historic bridge, which is located within the limits of a larger state park (see map).

11. Form Prepared By

name/title Raymond W. Smith, Program Analyst

organization NYS Office of Parks, Rec. & Historic Preservation date September, 1998

street & number Peebles Island, PO Box 189

telephone 518-237-8643

city or town Waterford

state NY

zip code 12188-0189

Additional Documentation

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

name

street & number

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

